




3 1761 11766632 1



Digitized by the Internet Archive
in 2022 with funding from
University of Toronto

<https://archive.org/details/31761117666321>

[Canada]

CENTRAL MORTGAGE AND HOUSING CORPORATION
SOCIÉTÉ CENTRALE D'HYPOTHÈQUES ET DE LOGEMENT

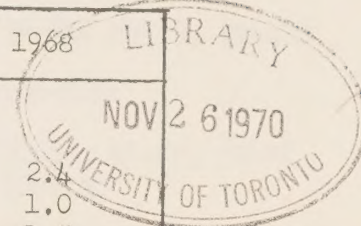
ONTARIO REGIONAL OFFICE, 650 LAWRENCE AVE. W., TORONTO 19, ONT.

Toronto Apartment Vacancy Survey
1968 VACANCY SURVEY, TORONTO CENSUS METROPOLITAN AREAVacancy Rates in Apartment Structures of Six Units and Over,
Toronto Metropolitan Area, June 1967-1968
(Per Cent)

Area	1967	1968
Metropolitan Municipality		
Toronto City - Central Part	1.6	2.4
- Easterly Part	0.5	1.0
- Northerly Part	1.7	1.5
- Westerly Part	1.3	1.2
Sub-Total	**	1.6
Etobicoke Borough - Northerly Part	0.6	1.9
- Southerly Part	0.6	1.4
Sub-Total	**	1.7
Scarborough Borough	1.0	1.3
York Borough	0.6	0.7
York East Borough	0.9	1.2
York North Borough - Easterly Part	2.4	1.3
- Westerly Part	0.3	1.0
Sub-Total	**	1.1
Total Metro Municipality	1.1	1.4
Remainder of Census Metropolitan Area		
Mississauga Town	**	0.9
Streetsville Town	**	0.4
Port Credit Town	**	1.0
Oakville Town)	**	1.2
Milton Town)	**	
Other Areas	**	0.6
Sub-Total	1.1	0.9
Metropolitan Toronto (Census Area)	1.1	1.4
Privately Initiated Sector	1.2	1.5

** Not Available

82



Vacancy Survey, Toronto Metropolitan Area, 1968
Definition of Areas

<u>Area</u>	<u>Location</u>	<u>Census Tracts</u>
1	Toronto (westerly portion)	1-50 149
2	Toronto (central portion)	54-64, 69-77, 95-105
3	Toronto (easterly portion)	106-135
4	Toronto (northerly portion)	(51-53, 66-68, 78-94 (150-153
5	Borough of East York	(136-138 (177-188
6	Borough of Etobicoke (southerly portion)	(140-143 (144-147 (148 (248-256, 300
7	Borough of Etobicoke (northerly portion)	257-275, 301
8	Borough of York Township	(139 (226-247, 296-299
9	Borough of North York (westerly portion)	202-225, 292-295
10	Borough of North York (easterly portion)	189-201, 290, 291
11	Borough of Scarborough	154-176, 276-289
12	Mississauga Town	400-405, 408, 410
13	Streetsville	407
14	Port Credit Town	406
15	Oakville Town Milton Town	450-459 460
16	Vaughan Township Richmond Hill Woodbridge Village Markham Village Stouffville Village Ajax Town Pickering Township Pickering Village	500-501 502 510 513 514 550 551-552 553

Lacking 1969-1970

146 1471

CENTRAL MORTGAGE AND HOUSING CORPORATION
SOCIÉTÉ CENTRALE D'HYPOTHÈQUES ET DE LOGEMENT

Government
Publications

650 Lawrence Avenue West, Toronto 392, Ontario

TORONTO APARTMENT VACANCY SURVEY, JUNE 1971

The survey of vacant rental units in privately and publicly initiated apartment structures show that the 1971 rate in the Metropolitan Toronto Census Area was 2.7 per cent. This compares with 2.5 per cent in June 1970 and 2.4 per cent in December 1970. Of the other eighteen Metropolitan Census Areas in Canada all had a greater rate than Toronto except Hamilton, Ottawa-Hull, Saint John, Sudbury and Windsor. The highest rates were in Saskatoon (16.4 per cent) and Calgary (10.7 per cent), the lowest in Saint John (0.7 per cent) and Sudbury (0.3 per cent).

In the privately-initiated sector the Toronto rate was 3.0 per cent, compared to 2.8 per cent and 2.7 per cent in June and December 1970, respectively. It was somewhat greater in the outer areas (4.6 per cent) than in the Metropolitan Municipality (2.9 per cent). The highest rates in the Metropolitan Census Area as a whole were found in Mississauga, Streetsville, and Oakville and Milton (5.0 per cent or slightly more in each), while in the Metropolitan Municipality the highest rates were in York (3.7 per cent), the easterly part of North York (3.6 per cent), and the central part of Toronto City (also 3.6 per cent).

With regard to structure size (based on number of units), vacancy rates in the privately initiated sector ranged from 5.0 per cent in those with 200 or more units to 1.3 per cent in those with 20-29. By bedroom count the range was from 3.2 per cent for units with two bedrooms to 2.7 per cent for bachelor suites.

The vacancy rate in privately initiated structures completed prior to 1970 was 2.2 per cent, while in those completed in 1970 it was 13.6 per cent. At the time of the June 1970 survey the rate for structures completed in 1969 had been 9.4 per cent. Structures completed in the months immediately preceeding survey date are not covered.

Page 2 of the attached gives information on a national basis for privately and publicly initiated structures. The following two pages deal with privately initiated structures in the Metropolitan Toronto Census Area. Explanatory notes are given on Page 5.



John McCulloch
Manager - Toronto Branch
October 7, 1971

VACANCY RATES, PUBLICLY AND PRIVATELY INITIATED APARTMENT STRUCTURES
OF SIX UNITS AND OVER, METROPOLITAN CENSUS AREAS

(Per Cent)

	JUNE						DEC. #		JNE.		DEC.		JNE.
													1971
	1963	1964	1965	1966	1967	1968	1969		1970		1970		
Calgary	16.3	14.3	7.8	7.2	1.4	1.1	1.7	1.8	5.7	7.2	10.7		
Edmonton	8.8	13.0	6.5	2.3	2.3	2.3	3.7	2.2	5.7	1.9	6.3		
Halifax	4.0	3.4	3.9	3.4	2.5	0.4	0.4	0.5	2.3	2.9	3.9		
Hamilton	*	*	1.3	1.4	1.4	1.9	1.3	*	2.8	1.4	2.0		
Kitchener	*	*	*	*	*	*	*	*	5.3	*	6.0		
London	*	*	*	*	*	*	3.9	*	6.9	3.0	6.2		
Montreal	6.9	6.6	5.9	4.4	1.2	4.7	7.2	5.5	7.9	6.2	7.0		
Ottawa-Hull	7.7	8.2	8.8	7.1	1.9	1.3	1.6	1.2	2.1	1.3	2.0		
Ontario Portion	7.7	8.1	8.7	7.3	1.9	1.4	1.6	1.2	2.1	1.2	2.0		
Quebec Portion	7.9	8.7	9.0	3.5	0.8	0.5	1.1	0.7	1.3	2.9	2.8		
Quebec	*	6.6	6.4	5.1	2.2	2.2	2.8	*	3.7	1.9	4.9		
Regina	*	*	*	*	*	*	3.8	*	10.7	*	6.5		
Saint John	*	*	*	*	*	*	0.4	*	1.5	*	0.7		
St. John's	*	*	*	*	*	*	18.9	15.5	20.7	*	3.6		
Saskatoon	*	*	*	*	*	*	10.1	*	20.3	*	16.4		
Sudbury	*	*	*	*	*	*	*	*	0.3	*	0.3		
Toronto	4.0	2.6	1.5	0.9	1.1	1.4	2.4	2.1	2.5	2.4	2.7		
Vancouver	4.0	4.4	4.0	1.3	1.0	1.3	1.1	0.8	2.5	2.0	3.9		
Victoria	*	*	*	*	*	*	3.2	*	5.2	*	4.1		
Windsor	*	*	*	*	1.0	1.5	0.6	*	0.9	1.7	1.8		
Winnipeg	3.8	5.6	4.9	4.1	1.5	1.5	1.5	1.6	2.5	3.3	3.4		

#December 1969 vacancy rates are not strictly comparable with rates in other surveys. On that occasion no structures completed in the eleven months preceding survey date were included, whereas in other surveys no structures completed in the preceding five months were included.

*No survey undertaken.

PRIVATELY-INITIATED, BY STRUCTURE SIZE (DWELLING UNITS)

	6-9		10-19		20-29		30-49		50-99		100-199		200+		TOTAL	
	1970	1971	1970	1971	1970	1971	1970	1971	1970	1971	1970	1971	1970	1971	1970	1971
<u>METROPOLITAN MUNICIPALITY</u>																
Toronto City	1.6	1.7	2.2	2.4	1.4	1.2	2.0	2.3	1.7	1.7	4.3	2.9	3.0	5.0	2.7	2.9
- Central	1.6	2.5	3.0	3.5	0.9	1.1	2.7	3.1	1.7	2.0	1.0	2.6	1.5	3.6	1.7	2.8
- East	1.5	3.3	5.4	6.4	1.2	0.9	4.9	3.2	2.8	2.7	1.7	6.0	1.9	3.5	2.5	3.6
- North	1.1	1.1	3.7	0.4	2.0	1.1	2.0	0.0	0.2	0.9	*	*	5.3	4.4	2.5	1.6
- West	2.8	1.4	1.9	2.8	0.2	1.2	1.6	2.8	1.5	2.1	0.5	1.3	1.1	5.0	1.3	2.8
	1.3	3.0	1.8	3.5	0.7	1.3	3.9	5.5	1.2	1.3	0.7	1.8	0.4	1.2	1.3	2.2
Etobicoke																
- North	0.7	0.7	2.2	2.8	1.1	1.1	1.7	2.2	1.7	1.9	3.4	1.6	*	*	2.1	1.8
- South	2.3	2.1	0.6	2.7	1.2	0.7	1.6	2.3	2.0	2.4	3.1	1.7	*	*	2.3	2.0
Scarborough																
York	0.4	0.4	3.7	2.8	1.0	1.2	1.8	2.2	1.1	1.2	4.5	1.2	*	*	1.9	1.5
East York	1.2	2.5	0.3	1.7	3.8	0.8	2.3	1.0	2.3	2.2	6.4	3.3	4.0	6.0	3.9	3.3
North York	1.6	0.5	0.7	1.5	1.6	2.8	1.1	2.6	1.0	0.9	2.1	2.0	4.1	13.6	1.7	3.7
	3.8	0.0	0.4	0.8	0.9	0.0	0.8	1.2	1.0	1.0	2.6	1.8	1.8	2.4	1.5	1.5
East York	2.0	2.0	2.5	1.5	1.6	0.8	1.7	1.6	2.1	1.2	6.7	3.7	5.3	6.0	4.3	3.4
North York	0.0	0.0	2.6	0.4	0.9	0.5	1.3	1.2	1.6	1.3	4.5	3.3	5.4	6.1	3.7	3.6
- East	2.4	2.5	2.4	2.1	1.9	1.0	2.0	1.7	2.6	1.1	8.5	4.1	5.1	5.9	4.9	3.3
- West																
OTHER AREAS																
Mississauga	5.4	6.6	1.9	3.2	1.9	2.3	3.6	2.5	4.1	4.6	6.0	5.8	*	3.0	4.4	4.6
Streetsville	0.0	0.0	1.8	2.2	1.6	3.4	3.5	2.9	4.7	5.7	6.8	5.9	*	*	5.2	5.3
Port Credit	*	*	*	*	*	*	2.4	1.4	*	*	*	*	*	*	5.4	5.2
Oakville and Milton	4.3	6.6	4.7	0.0	4.3	1.7	0.7	2.0	2.1	2.5	*	*	*	*	2.3	2.5
Other	0.0	0.0	0.6	6.1	0.0	0.0	7.1	3.6	4.9	4.2	*	11.2	*	*	4.4	5.0
	*	*	*	*	*	*	0.6	0.0	0.3	0.4	*	2.1	*	*	0.4	0.9
<u>METROPOLITAN TORONTO CENSUS AREA</u>																
	1.8	1.9	2.2	2.4	1.4	1.3	2.1	2.3	2.0	2.0	4.5	3.2	3.0	5.0	2.8	3.0

*Less than three structures. Rate cannot be released.

PRIVATELY INITIATED, BY BEDROOM COUNT AND PERIOD OF CONSTRUCTION

	Bachelor		One		Two		Three+		Total		June 1970		June 1971	
	1970	1971	1970	1971	1970	1971	1970	1971	1970	1971	Completed Prior to 1969	Completed in 1969	Completed Prior to 1970	Completed in 1970
<u>METROPOLITAN MUNICIPALITY</u>														
Toronto City	1.8	2.7	2.3	2.7	3.1	3.1	3.5	3.0	2.7	2.9	2.0	10.0	2.1	14.4
- Central	1.8	3.2	1.9	2.7	1.2	2.7	2.4	2.8	1.7	2.8	1.7	1.8	2.1	20.5
- East	2.7	2.1	2.5	3.9	2.3	4.7	3.7	5.3	2.5	3.6	2.4	6.1	2.5	24.5
- North	0.9	0.6	3.9	2.1	0.9	1.4	0.0	0.0	2.5	1.6	2.6	0.0	1.6	*
- West	1.1	4.8	1.3	2.2	1.0	2.7	2.7	2.8	1.3	2.8	1.3	0.6	1.9	18.0
	1.5	3.6	1.5	2.3	0.7	1.1	0.3	0.5	1.3	2.2	1.4	0.2	2.2	*
Etobicoke														
- North	3.7	0.8	1.9	1.7	1.6	1.8	4.0	2.3	2.1	1.8	1.9	5.8	1.7	4.3
- South	5.0	3.1	1.5	1.5	1.9	2.0	4.3	2.5	2.3	2.0	1.8	5.9	1.8	4.3
Scarborough														
York	3.4	0.3	2.3	1.9	1.3	1.4	0.0	0.0	1.9	1.5	1.9	*	1.5	*
East York	1.5	1.9	3.0	3.3	4.8	3.6	3.2	2.2	3.9	3.3	3.0	10.5	2.3	8.1
North York	1.6	1.5	1.3	3.6	2.2	3.6	4.2	12.0	1.7	3.7	1.3	8.0	1.9	37.0
	0.5	1.5	1.7	1.7	1.4	1.3	1.0	0.4	1.5	1.5	1.5	2.3	1.4	3.2
- East	1.5	1.4	3.5	3.0	5.1	3.9	4.0	3.0	4.3	3.4	2.5	14.0	2.4	15.7
- West	1.6	1.1	3.2	2.7	4.2	4.4	3.2	2.8	3.7	3.6	2.4	12.4	2.1	23.7
	1.4	1.6	3.8	3.2	5.9	3.5	5.0	3.1	4.9	3.3	2.6	15.1	2.5	10.7
<u>OTHER AREAS</u>														
Mississauga	2.2	1.2	4.4	5.8	4.6	3.9	4.5	4.4	4.4	4.6	3.2	7.1	3.8	9.1
Streetsville	1.5	1.2	5.1	7.7	5.5	3.9	5.1	4.0	5.2	5.3	3.6	7.8	4.2	10.9
Port Credit	0.0	22.2	7.7	3.2	3.2	6.6	*	0.0	5.4	5.2	6.0	*	5.2	*
Oakville and Milton	2.2	1.3	3.3	2.0	1.0	3.0	2.3	7.0	2.3	2.5	2.1	3.0	2.5	*
Other	4.0	0.0	3.3	4.3	5.5	5.8	3.4	7.9	4.4	5.0	2.6	10.2	4.3	12.2
	0.0	0.0	0.8	1.1	0.2	0.9	0.0	0.0	0.4	0.9	0.2	0.6	0.4	1.6
<u>METROPOLITAN TORONTO CENSUS AREA</u>														
	1.8	2.7	2.4	2.9	3.3	3.2	3.6	3.1	2.8	3.0	2.1	9.4	2.2	13.6

*Less than three structures. Rate cannot be released

EXPLANATORY NOTES

1. The June Toronto Apartment Vacancy Survey was conducted on a sample basis. However, all structures with 100 or more units were covered as were all structures completed in 1970. Only apartment buildings with six or more dwelling units were surveyed.
2. Apartment structures completed in 1971 were not included. Information on unoccupied units in these structures is given in "Housing Statistics, Ontario Region", issued monthly by Central Mortgage and Housing Corporation's Ontario Regional Office (note that the monthly figures include row units whereas the apartment vacancy survey does not, also that the monthly figures refer to unoccupied units, not unrented units).
3. The Census Tracts included in the individual areas covered are given below. A map showing the coverage of each Census Tract is to be found in "Population Census Tracts" (Dominion Bureau of Statistics, Census of Canada 1966, Catalogue No. 92-615, Vol. 1).

Census Tracts

Toronto City	
- Centre	54-64, 69-77, 95-103, 105, 304
- East	106-135
- North	51-53, 66-68, 78-94, 150-153, 303
- West	1-50, 149, 302
Etobicoke	
- North	257-260, 262-275, 301, 321-327
- South	140-148, 248-256, 300, 306
Scarborough	154-176, 276-289, 307-312
York	139, 226-243, 245-247, 296-299, 305
East York	136-138, 177-188
North York	
- East	189-201, 290-291, 313-316
- West	202-225, 292-295, 317-320
Mississauga	400-405, 408, 410
Streetsville	407
Port Credit	406
Oakville and Milton	450-460
Other*	500-502, 510, 513-514, 550-553

*Includes Vaughan, Markham, and Pickering Townships; Ajax, Richmond Hill and Markham Towns; and Woodbridge, Stouffville and Pickering Villages.

4. Detailed information on vacancies in the other metropolitan census areas can be obtained from the Manager of the local Central Mortgage and Housing Corporation Office.

CENTRAL MORTGAGE AND HOUSING CORPORATION
SOCIÉTÉ CENTRALE D'HYPOTHÈQUES ET DE LOGEMENT

650 Lawrence Avenue West, Toronto 392, Ontario.

TORONTO APARTMENT VACANCY SURVEY, DECEMBER 1971

The semi-annual vacancy survey of Toronto's rental apartments was conducted at the beginning of December. The news release issued by our Head Office on February 2nd showed that the rate in publicly and privately initiated structures rose to 3.2 per cent from 2.4 per cent in the previous December and 2.7 per cent in June. Of the twelve centres covered in December, six had higher vacancy rates than Toronto. These were Calgary, Winnipeg, Edmonton, Montreal, Quebec and Halifax. Centres with lower rates than Toronto were Vancouver, London, Hamilton, Ottawa-Hull and Windsor. Vacancies ranged from a high of 6.5 per cent in Calgary to a low of 1.7 per cent in both Ottawa-Hull and Windsor. Information on vacancy rates in publicly and privately initiated structures by Metropolitan Census Area for 1963 onwards is to be found on page 2.

The report issued by our Regional Office on February 3rd summarized the Toronto vacancy figures in the privately initiated sector by structure size, bedroom count, area, and completion date. More detailed information is now available and is given on pages 3 and 4.

In the privately initiated sector the Toronto rate rose from 2.7 per cent in December 1970 to 3.0 per cent in mid-1971 and 3.6 per cent in the latest survey. The rate in the Metropolitan Municipality (3.4 per cent) was somewhat less than that in the outer areas (5.2 per cent). Within the Metropolitan Municipality the highest rate was in Scarborough (5.5 per cent), while in the outer areas Streetsville had the highest rate (7.9 per cent). The lowest rates in the Metropolitan Census Area as a whole were in the eastern and western sections of Toronto City (1.9 per cent and 1.7 per cent, respectively).

The breakdown by building size shows that rates in the privately initiated sector ranged from 5.9 per cent in structures with 200 or more units to 1.8 per cent in those with 20-29 units. From the point of view of bedroom count, the range was from 4.5 per cent for units with three or more bedrooms to 2.3 per cent for bachelor suites.

In structures completed in the period up to one year and a half before survey date the vacancy rate rose from 2.1 per cent in December 1970 to 2.2 per cent and 2.8 per cent in June and December 1971, respectively. With structures completed in the following twelve months the rate in the three consecutive surveys was 3.9 per cent, 13.6 per cent, and 15.0 per cent. Structures completed in the months immediately preceding survey date were not covered.

John McCulloch
Manager - Toronto Branch
March 6, 1972

VACANCY RATES, PUBLICLY AND PRIVATELY INITIATED APARTMENT STRUCTURES
OF SIX UNITS AND OVER, METROPOLITAN CENSUS AREAS
(Per Cent)

	JUNE					JUNE. DEC. #		JUNE. DEC.	
	1963	1964	1965	1966	1967	1968	1969	1970	1971
Calgary	16.3	14.3	7.8	7.2	1.4	1.1	1.7	5.7	10.7
Edmonton	8.8	13.0	6.5	2.3	2.3	2.3	3.7	5.7	6.3
Halifax	4.0	3.4	3.9	3.4	2.5	0.4	0.4	2.3	3.9
Hamilton	*	*	1.3	1.4	1.4	1.9	1.3	2.8	2.0
Kitchener	*	*	*	*	*	*	*	5.3	6.0
London	*	*	*	*	*	*	3.9	6.9	6.2
Montreal	6.9	6.6	5.9	4.4	1.2	4.7	7.2	7.9	7.0
Ottawa-Hull	7.7	8.2	8.8	7.1	1.9	1.3	1.6	2.1	2.0
Ontario Portion	7.7	8.1	8.7	7.3	1.9	1.4	1.6	2.1	2.0
Quebec Portion	7.9	8.7	9.0	3.5	0.8	0.5	1.1	1.3	2.8
Quebec	*	6.6	6.4	5.1	2.2	2.2	2.8	3.7	4.9
Regina	*	*	*	*	*	*	2.8	10.7	6.5
Saint John	*	*	*	*	*	*	0.4	1.5	0.7
St. John's	*	*	*	*	*	*	18.9	20.7	3.6
Saskatoon	*	*	*	*	*	*	10.1	20.3	16.4
Sudbury	*	*	*	*	*	*	*	0.3	0.3
Toronto	4.0	2.6	1.5	0.9	1.1	1.4	2.4	2.5	2.7
Vancouver	4.0	4.4	4.0	1.3	1.0	1.3	1.1	2.5	3.9
Victoria	*	*	*	*	*	*	3.2	5.2	4.1
Windsor	*	*	*	*	1.0	1.5	0.6	0.9	1.8
Winnipeg	3.8	5.6	4.9	4.1	1.5	1.5	1.5	2.5	3.4

//December 1969 vacancy rates are not strictly comparable with rates in other surveys. On that occasion no structures completed in the eleven months preceding survey date were included, whereas in other surveys no structures completed in the preceding five months were included.

*No official survey undertaken.

**Unofficial survey undertaken.

PRIVATELY-INITIATED, BY STRUCTURE SIZE (DWELLING UNITS)

	<u>6-9</u>		<u>10-19</u>		<u>20-29</u>		<u>30-49</u>		<u>50-99</u>		<u>100-199</u>		<u>200+</u>		<u>Total</u>	
	Dec. 1970	Jne. Dec. 1971	Dec. 1970	Jne. Dec. 1971	Dec. 1970	Jne. Dec. 1971	Dec. 1970	Jne. Dec. 1971	Dec. 1970	Jne. Dec. 1971	Dec. 1970	Jne. Dec. 1971	Dec. 1970	Jne. Dec. 1971	Dec. 1970	Jne. Dec. 1971
<u>MUNICIPALITY</u>																
Toronto City	1.2	1.7	1.5	1.6	2.4	2.3	1.2	1.2	1.8	1.7	3.6	2.9	3.8	5.0	2.6	2.9
- Central	1.4	2.5	1.7	1.8	3.5	1.9	0.8	1.1	1.5	2.0	1.8	2.6	2.0	3.6	1.6	2.8
- East	1.5	3.3	1.3	3.4	6.4	1.8	0.4	0.9	1.4	2.7	3.3	6.0	1.1	3.5	1.6	3.0
- North	0.2	1.1	1.1	0.9	0.4	1.3	0.7	1.1	0.3	0.9	*	*	5.3	4.4	1.7	1.6
- West	0.7	1.4	1.4	0.9	2.8	2.2	0.6	1.2	2.0	2.1	1.3	0.7	1.8	5.0	1.5	2.8
Etobicoke	2.0	3.0	2.3	1.7	3.5	2.1	1.3	1.3	0.9	1.3	1.4	1.8	2.9	1.2	1.7	2.2
- North	1.6	0.7	1.2	2.4	2.8	4.3	1.2	1.1	2.3	1.9	2.9	2.1	*	*	2.3	1.9
- South	0.0	2.1	0.0	1.4	2.7	2.3	0.0	0.7	2.7	2.4	3.3	2.0	*	*	2.7	2.0
Scarborough	1.5	0.4	1.5	3.4	2.8	6.5	1.6	1.2	1.7	1.2	1.2	2.1	*	*	1.9	1.5
York	1.0	2.5	0.9	0.4	1.7	4.1	1.2	0.8	2.5	2.2	4.9	3.3	3.7	6.0	3.3	3.3
East York	1.1	0.5	3.1	1.2	1.5	0.8	1.4	2.8	1.0	0.9	2.8	2.0	4.9	13.6	1.8	2.9
North York	0.9	0.0	0.0	0.8	0.8	1.2	0.6	0.0	1.2	1.0	2.4	1.8	1.9	2.4	1.5	4.7
- East	0.6	2.0	1.1	1.5	1.5	2.1	2.2	0.8	2.2	1.2	5.0	3.7	6.5	6.0	4.2	4.0
- West	0.0	0.0	1.7	0.0	0.4	4.0	0.9	0.5	2.0	1.3	3.3	4.1	6.3	6.1	3.7	3.6
- Other	0.7	2.5	1.0	2.3	2.1	1.2	2.8	1.0	2.4	1.1	6.3	4.1	7.7	5.9	4.6	3.3
<u>OTHER AREAS</u>																
Mississauga	7.1	6.6	10.0	1.4	3.2	4.8	2.3	2.3	4.4	4.6	6.0	5.8	*	3.0	4.5	4.6
Streetsville	0.0	0.0	0.0	1.5	2.2	3.6	1.6	3.4	5.3	5.7	6.3	5.9	*	3.0	5.3	5.3
Port Credit	*	*	*	*	4.9	0.0	*	*	*	*	*	*	*	*	7.3	7.9
Oakville & Milton	3.0	6.6	11.6	0.0	0.0	5.8	2.5	1.7	1.7	2.5	7.8	11.2	*	*	2.1	2.5
Other	4.0	0.0	0.0	2.4	6.1	6.1	2.9	0.0	3.6	4.2	*	2.1	*	*	3.9	5.0
	*	*	*	*	*	*	*	*	3.4	0.4	*	13.4	*	*	3.0	0.9
<u>CENSUS AREA</u>																
	1.4	1.9	1.9	1.6	2.4	2.5	1.3	1.3	2.1	2.0	3.9	3.2	3.8	5.0	2.7	3.0

*Less than three structures. Rate cannot be released.

PRIVATELY INITIATED, BY BEDROOM COUNT

PRIVATELY INITIATED, BY COMPLETION DATE

	Bachelor			One			Two			Three+			December 1970			June 1971			December 1971		
	Dec. Jnc. Dec.			Dec. Jnc. Dec.			Dec. Jnc. Dec.			Dec. Jnc. Dec.			Prior to July 1969			Jan. 1970			During 1970		
	1970	1971	1971	1970	1971	1971	1970	1971	1971	1970	1971	1971	July 1969	June 1970	July 1970	Jan. 1970	Prior to Jan. 1970	Prior to July 1970	Prior to July 1970	July 1970	June 1971
MUNICIPALITY																					
Toronto City	1.5	2.7	2.4	2.2	2.7	3.3	3.3	3.1	3.7	2.7	3.0	4.3	2.0	9.8		2.1	2.1	14.4	2.6	16.2	
- Central	1.7	3.2	2.5	1.6	2.7	2.2	1.6	2.7	2.8	1.2	2.8	2.0	1.5	4.1		2.1	2.1	20.5	1.7	11.2	
- East	1.5	2.1	2.5	1.7	3.9	2.1	1.9	4.7	3.8	0.7	5.3	0.7	1.7	*		2.5	2.5	24.5	2.0	10.3	
- North	0.6	0.6	1.1	2.6	2.1	1.3	0.6	1.4	2.2	0.0	0.0	6.4	1.7	3.7		1.6	1.6	*	1.9		
-- West	1.8	4.8	2.7	1.2	2.2	2.5	1.3	2.7	3.5	2.0	2.8	2.8	1.4	5.8		1.9	1.9	18.0	1.5	16.3	
Etobicoke	2.3	3.6	2.4	1.8	2.3	2.1	1.3	1.1	0.6	0.0	0.5	0.0	1.7	2.8		2.2	2.2	*	1.6	6.2	
- North	2.4	0.8	3.0	1.6	1.7	3.3	2.6	1.8	2.6	3.6	2.3	3.0	1.7	9.4		1.7	1.7	4.3	2.6	18.7	
- South	2.6	3.1	0.0	1.6	1.5	2.0	2.8	2.0	2.3	3.9	2.5	3.2	1.6	9.6		1.8	1.8	4.3	2.0	10.7	
Scarborough	2.3	0.3	3.6	1.6	1.9	2.6	2.2	1.4	3.1	0.0	0.0	0.6	1.9	*		1.5	1.5	*	2.4	*	
York	0.4	1.9	0.6	2.9	3.3	6.8	3.9	3.6	4.9	2.7	2.2	4.1	2.7	6.2		2.3	2.3	8.1	4.0	29.5	
East York	0.4	1.5	1.2	1.9	3.6	1.8	2.1	3.6	4.1	3.1	12.0	9.1	1.6	9.4		1.9	1.9	37.0	1.5	20.0	
North York	0.9	1.5	3.3	1.8	1.7	1.0	1.1	1.3	3.6	1.1	0.4	14.5	1.4	2.3		1.4	1.4	3.8	2.2	21.8	
- East	0.4	1.4	1.8	3.4	3.0	2.6	5.2	3.9	4.4	3.0	3.0	4.1	2.9	14.0		2.4	2.4	15.7	2.7	9.5	
-- West	0.3	1.1	1.1	2.8	2.7	4.0	4.5	4.4	4.4	3.2	2.8	4.4	2.3	19.6		2.1	2.1	23.7	4.0	10.7	
	0.5	1.6	2.2	3.9	3.2	3.2	5.0	3.5	4.3	2.7	3.1	3.7	3.5	11.3		2.5	2.5	10.7	3.4	8.7	
OTHER AREAS																					
Mississauga	1.4	1.2	1.8	5.6	5.2	5.8	3.7	3.9	5.1	6.0	4.4	6.2	4.1	5.0		3.1	3.1	9.1	4.7	11.1	
Streetsville	0.8	1.2	1.1	7.2	7.7	7.7	4.0	3.9	4.9	6.0	4.0	6.6	5.0	5.9		4.2	4.2	10.9	5.8	7.5	
Port Credit	0.0	22.2	22.2	14.0	3.2	14.4	0.0	6.6	2.1	*	*	*	6.3	*		5.2	5.2	*	8.5	*	
Oakville & Milton	2.5	1.3	4.9	2.6	2.0	2.8	1.2	3.0	6.0	6.6	7.0	6.3	2.1	2.5		2.5	2.5	*	4.2	*	
Other	2.5	0.0	0.0	2.7	4.3	1.0	4.5	5.8	4.3	7.0	7.9	6.5	2.6	7.7		4.3	4.3	12.2	2.9	3.8	
	0.0	0.0	0.0	2.6	1.1	3.5	3.6	0.9	6.8	0.0	0.0	2.7	1.8	4.5		0.4	0.4	1.8	0.5	*	
CENSUS AREA	1.5	2.7	2.3	2.4	2.9	3.4	3.3	3.2	3.9	2.9	3.1	4.5	2.1	8.9		2.2	2.2	13.6	2.0	15.0	

EXPLANATORY NOTES

1. The December, 1971 Toronto Apartment Vacancy Survey was conducted on a sample basis. However, all structures with 100 or more units were covered as were all structures completed in the period July 1st, 1970 to June 30th, 1971. Only apartment buildings with six or more dwelling units were surveyed. Non-rental units were excluded from the survey.
2. Apartment structures completed after June 30th, 1971 were not included. Information on unoccupied **rental** and non-rental units in these structures is given in "Housing Statistics, Ontario Region", issued monthly by Central Mortgage and Housing Corporation's Ontario Regional Office (note that the monthly figures include row units whereas the apartment vacancy survey does not, also that the monthly figures refer to unoccupied units, not unrented units).
3. The Census Tracts included in the individual areas covered are given below. A map showing the coverage of each Census Tract is to be found in "Population Census Tracts" (Dominion Bureau of Statistics, Census of Canada 1966, Catalogue No. 92-615, Vol. 1).

Census Tracts

Toronto City	
- Centre	54-64, 69-77, 95-103, 105, 304
- East	106-135
- North	51-53, 66-68, 78-94, 150-153, 303
- West	1-50, 149, 302
Etobicoke	
- North	257-260, 262-275, 301, 321-327
- South	140-148, 248-256, 300, 306
Scarborough	154-176, 276-289, 307-312
York	139, 226-243, 245-247, 296-299, 305
East York	136-138, 177-188
North York	
- East	189-201, 290-291, 313-316
- West	202-225, 292-295, 317-320
Mississauga	400-405, 408, 410
Streetsville	407
Port Credit	406
Oakville and Milton	450-460
Other*	500-502, 510, 513-514, 550-553

*Includes Vaughan, Markham, and Pickering Townships; Ajax, Richmond Hill and Markham Towns; and Woodbridge, Stouffville and Pickering Villages.

4. An asterisk on page 2 indicates that no official survey was undertaken. On pages 3 and 4 it indicates that less than three structures were surveyed (the rate therefore cannot be released).
5. Information on vacancies in the other Metropolitan Census Areas can be obtained from the Manager of the local Central Mortgage and Housing Corporation Office.

CENTRAL MORTGAGE AND HOUSING CORPORATION
SOCIÉTÉ CENTRALE D'HYPOTHÈQUES ET DE LOGEMENT

Toronto Office • 650 Lawrence Ave. W. • Toronto 19, Ont.
Bureau de Toronto • 650 ouest, av. Lawrence • Toronto 19, Ont.

August 14, 1972

Dear Sir:

We are pleased to provide you with the results of our semi-annual apartment vacancy survey which was conducted in Metropolitan Toronto during the first two weeks in June, 1972.

The survey of apartment buildings containing six or more self-contained units covered on a sample basis those units completed prior to 1971 and all units completed during 1971.

Information was obtained through interviews with apartment owners and building superintendents. Approximately 166,500 units were sampled out of an estimated universe of 217,000 privately initiated units.

If this survey needs to be explained in any way, you may contact our office in Toronto or our Regional Economist at 781-2451.

Yours truly,

R. D. Parkinson
Manager

/jg

TABLE 1

VACANCY RATES IN APARTMENT STRUCTURES OF SIX UNITS AND OVER
PUBLICLY AND PRIVATELY INITIATED, IN METROPOLITAN AREAS

1963 - 1972(1)

(Per Cent)

Area	1963	1964	1965	1966	1967	1968	1969		1970		1971		1972
							June	Dec. (2)	June	Dec.	June	Dec.	
Ontario -	16.3	14.3	7.8	7.2	1.4	1.1	1.7	1.8	5.7	7.2	10.7	6.5	4.1
Scarborough	**	**	**	**	**	**	**	**	**	**	**	**	5.0
Montreal	8.8	13.0	6.5	2.3	2.3	2.3	3.7	2.2	5.7	1.9	6.3	5.1	7.6
Halifax	4.0	3.4	3.9	3.4	2.5	0.4	0.4	0.5	2.3	2.9	3.9	3.5	4.5
Winnipeg	**	**	1.3	1.4	1.4	1.9	1.3	**	2.8	1.4	2.0	1.9	2.3
Quebec	**	**	**	**	**	**	**	**	5.3	**	6.0	**	4.7
London	**	**	**	**	**	**	3.9	**	6.9	3.0	6.2	2.3	7.2
Ottawa	6.9	6.6	5.9	4.4	1.2	4.7	7.2	5.5	7.9	6.2	7.0	4.4	5.6
Quebec -	**	**	**	**	**	**	**	**	**	**	**	**	2.8
Ottawa-Hull	7.7	8.2	8.8	7.1	1.9	1.3	1.6	1.2	2.1	1.3	2.0	1.7	2.4
Quebec	**	6.6	6.4	5.1	2.2	2.2	2.8	**	3.7	1.9	4.9	4.3	7.0
Quebec -	**	**	**	**	**	**	3.8	**	10.7	**	6.5	**	3.1
John's	**	**	**	**	**	**	0.4	**	1.5	**	0.7	**	0.4
John's	**	**	**	**	**	**	18.9	15.5	20.7	**	3.6	**	0.9
Quebec	**	**	**	**	**	**	10.1	**	20.3	**	16.4	**	8.7
Quebec	**	**	**	**	**	**	**	**	0.3	**	0.3	**	4.7
Quebec Bay	**	**	**	**	**	**	**	**	**	**	**	**	0.0
Quebec	4.0	2.6	1.5	0.9	1.1	1.4	2.4	2.1	2.5	2.4	2.7	3.2	2.9
Quebec	4.0	4.4	4.0	1.3	1.0	1.3	1.1	0.8	2.5	2.0	3.9	2.6	2.3
Quebec	**	**	**	**	**	**	3.2	**	5.2	**	4.1	**	3.0
Quebec	**	**	**	**	1.0	1.5	0.6	**	0.9	1.7	1.8	1.7	1.4
Quebec	3.8	5.6	4.9	4.1	1.5	1.5	1.5	1.6	2.5	3.3	3.4	3.5	5.1
Ottawa-Hull Metropolitan Area													
Quebec Portion	7.7	8.1	8.7	7.3	1.9	1.4	1.6	1.2	2.1	1.2	2.0	1.5	2.1
Quebec Portion	7.9	8.7	9.0	3.5	0.8	0.5	1.1	0.7	1.3	2.9	2.8	3.2	4.3
Total	7.7	8.2	8.8	7.1	1.9	1.3	1.6	1.2	2.1	1.3	2.0	1.7	2.4

(1) Data for the period 1963 - 1968 relate to the month of June.

(2) December 1969 vacancy rates are not strictly comparable due to different time lags used in defining "New" and "Old" apartment structures.

** Not Available.

TABLE II

VACANCY RATES IN APARTMENT STRUCTURES
OF SIX UNITS AND OVER
PRIVATELY INITIATED

TORONTO

METROPOLITAN AREA

1963 - 1972 ⁽¹⁾

(PER CENT)

Period	Structure Size - In Dwelling Units								
	6-9	10-19	20-29	30-49	50-99	100-199	200+	Total	20+
1963	4.5	4.3	5.7	3.5	4.2	5.2		4.4	4.6
1964	3.0	2.3	2.9	1.7	2.7	4.7		2.8	3.0
1965	1.8	1.3	1.6	1.9	1.2	1.3		1.6	1.5
1966	1.2	0.7	**	**	**	**	**	1.0	1.0
1967	0.6	0.5	0.7	1.0	0.9	1.2		1.2	1.3
1968	1.6	1.4	1.1	1.2	1.0	2.1	1.9	1.5	1.5
1969 - June	1.2	1.9	1.3	1.7	1.6	4.0	4.3	2.7	2.8
- Dec (2)	1.1	1.9	1.2	1.7	2.0	3.6	2.6	2.3	2.4
1970 - June	1.8	2.2	1.4	2.1	2.0	4.5	3.0	2.8	2.9
- Dec	1.4	1.6	1.3	1.4	2.1	3.9	3.8	2.7	2.9
1971 - June	1.9	2.4	1.3	2.3	2.0	3.2	5.0	3.0	3.1
- Dec	1.9	2.5	1.8	2.0	2.6	3.9	5.9	3.6	3.7
1972 - June	1.5	2.4	2.1	2.4	3.0	3.5	4.7	3.3	3.5

(1) Data for the period 1963 - 1968 relate to the month of June.

(2) December 1969 vacancy rates are not strictly comparable due to different time lags used in defining "New" and "Old" apartment structures.

** Not Available.

TABLE III
VACANCY RATES IN APARTMENT STRUCTURES
OF SIX UNITS AND OVER
PRIVATELY INITIATED
TORONTO
METROPOLITAN AREA
1970 - 1972
(PER CENT)

A r e a		1970		1971		1972		
		June	Dec	June	Dec	June		
						Completed Prior to Jan 1971	Completed During 1971	Total
Metropolitan Municipality:								
Toronto City:								
Central Part	- Zone 1	2.5	1.6	3.6	2.5	4.2	15.9	4.5
Easterly Part	- Zone 2	2.5	1.7	1.6	1.9	1.6	-	1.6
Northerly Part	- Zone 3	1.3	1.5	2.8	2.8	1.5	10.9	2.1
Westerly Part	- Zone 4	1.3	1.7	2.2	1.7	2.0	**	2.0
Sub-Total		1.7	1.6	2.8	2.4	2.4	11.3	2.7
Etobicoke Borough:								
Northerly Part	- Zone 5	2.3	2.7	2.0	2.6	2.2	9.5	2.7
Southerly Part	- Zone 6	1.9	1.9	1.5	3.4	1.8	**	1.8
Sub-Total		2.1	2.3	1.8	2.9	2.1	9.4	2.3
Scarborough Borough	- Zone 7	3.9	3.3	3.3	5.5	3.5	23.2	4.2
York Borough	- Zone 8	1.7	1.8	3.7	2.9	2.5	**	2.5
East York Borough	- Zone 9	1.5	1.5	1.5	4.7	1.9	22.9	4.3
York North Borough:								
Easterly Part	- Zone 10	3.7	3.7	3.6	4.3	3.2	**	3.2
Westerly Part	- Zone 11	4.9	4.6	3.3	3.7	3.4	6.7	3.5
Sub-Total		4.3	4.2	3.4	4.0	3.3	6.3	3.4
ALL METROPOLITAN MUNICIPALITY		2.7	2.6	2.9	3.4	2.7	14.4	3.1

** Not Available.

TABLE III (Cont'd.)
VACANCY RATES IN APARTMENT STRUCTURES
OF SIX UNITS AND OVER
PRIVATELY INITIATED
TORONTO
METROPOLITAN AREA
1970 - 1972
(PER CENT)

A r e a	1970		1971		1972		
	June	Dec	June	Dec	June		Total
					Completed Prior to Jan 1971	Completed During 1971	
mainder of Census Metropolitan Area:							
Mississauga Town - Zone 12	5.2	5.3	5.3	6.1	5.6	8.1	5.8
Streetsville Town - Zone 13	5.4	7.3	5.2	7.9	2.0	**	1.7
Port Credit Town - Zone 14	2.3	2.1	2.5	4.3	5.6	6.3	5.8
Oakville & Milton Towns - Zone 15	4.4	3.9	5.0	3.1	2.2	15.1	3.6
Brampton - Zone 16	*	*	*	*	4.2	**	6.0
Chinguacousy)							
Esquesing Twp.)							
Georgetown & Acton) - Zone 17	*	*	*	*	2.2	**	15.8
Albion Twp., Bolton, Toronto Gore)							
King Twp. and Vaughan Town)							
Richmond Hill - Zone 18	*	*	*	*	1.0	**	1.0
Pickering Twp.)							
Pickering Village)							
Ajax)							
Newmarket Town) - Zone 19	*	*	*	*	0.4	-	0.4
Aurora Town)							
Whitchurch Stouffville)							
Markham Town - Zone 20	*	*	*	*	3.2	**	2.7
tal Remaining Part	4.4	4.5	4.6	5.3	4.4	11.9	5.2
METROPOLITAN TORONTO (CENSUS AREA)	2.8	2.7	3.0	3.6	2.8	13.8	3.3

* Vacancy rates not comparable due to zone restructuring.

** Not Available.

VACANCY RATES IN APARTMENT STRUCTURES OF SIX UNITS AND OVER
PRIVATELY INITIATED, BY SIZE OF STRUCTURE

TORONTO
METROPOLITAN AREA
JUNE 1971 - 1972
(PER CENT)

A r e a	Number of Units														Total		20+	
	6-9		10-19		20-29		30-49		50-99		100-199		200+		1971	1972	1971	1972
	1971	1972	1971	1972	1971	1972	1971	1972	1971	1972	1971	1972	1971	1972	1971	1972	1971	1972
Metropolitan Municipality:																		
Toronto City:																		
Central Part - Zone 1	3.3	1.4	6.4	4.3	0.9	1.9	3.2	4.6	2.7	3.4	6.0	7.1	3.5	4.9	3.6	4.5	2.6	4.7
Easterly Part - Zone 2	1.1	0.0	0.4	0.9	1.1	1.5	0.0	2.6	0.9	1.7	-	-	4.4	1.7	1.6	1.6	2.1	1.9
Northerly Part - Zone 3	1.4	1.6	2.8	0.3	1.2	0.6	2.8	1.8	2.1	2.5	1.3	1.0	5.0	3.1	2.8	2.1	2.9	2.2
Westerly Part - Zone 4	3.0	1.7	3.5	4.1	1.3	1.2	5.5	5.4	1.3	1.5	1.8	1.4	1.2	1.3	2.2	2.0	1.6	1.9
Sub-Total	2.5	1.4	3.5	2.5	1.1	1.2	3.1	3.1	2.0	2.5	2.6	2.8	3.6	3.2	2.8	2.7	2.5	2.8
Etobicoke Borough:																		
Northerly Part - Zone 5	2.1	0.0	2.7	3.0	0.7	1.4	2.3	0.8	2.4	3.7	1.7	2.1	1.3	6.0	2.0	2.7	2.6	2.7
Southerly Part - Zone 6	0.4	1.1	2.8	1.7	1.2	0.9	2.2	2.9	1.2	1.5	1.2	2.1	-	-	1.5	1.8	3.4	2.0
Sub-Total	0.7	0.9	2.8	2.4	1.1	1.0	2.2	2.1	1.9	2.8	1.6	2.1	1.3	6.0	1.8	2.3	2.9	2.4
Scarborough Borough:																		
York Borough - Zone 7	2.5	0.7	1.7	2.5	0.8	2.3	1.0	0.7	2.2	4.0	3.3	3.0	6.0	8.0	3.3	4.2	5.6	4.4
York East Borough - Zone 8	0.5	0.5	1.5	0.5	2.8	4.5	2.6	1.4	0.9	0.8	2.0	2.6	13.6	5.2	3.7	2.5	3.0	2.7
York East Borough - Zone 9	0.0	3.0	0.8	1.3	0.0	0.7	1.2	3.3	1.0	1.4	1.8	2.3	2.4	8.3	1.5	4.3	5.1	4.6
York North Borough:																		
Easterly Part - Zone 10	0.0	1.8	0.4	2.0	0.5	1.4	1.2	0.9	1.3	2.2	3.3	3.4	6.1	4.3	3.6	3.2	4.4	3.3
Westerly Part - Zone 11	2.5	1.3	2.1	3.2	1.0	1.9	1.7	2.1	1.1	2.5	4.1	4.7	5.9	4.1	3.3	3.5	4.1	3.6
Sub-Total	2.0	1.5	1.5	2.8	0.8	1.7	1.6	1.7	1.2	2.4	3.7	4.1	6.0	4.2	3.4	3.4	4.2	3.5
TOTAL METROPOLITAN MUNICIPALITY	1.7	1.3	2.4	2.3	1.2	1.9	2.3	2.3	1.7	2.5	2.9	3.1	5.0	4.7	2.9	3.1	3.6	3.3

** Not Available.

VACANCY RATES IN APARTMENT STRUCTURES OF SIX UNITS AND OVER
PRIVATELY INITIATED, BY SIZE OF STRUCTURE

TORONTO
METROPOLITAN AREA
JUNE 1971 - 1972
(PER CENT)

A r e a	Number of Units																Total		20+	
	6-9		10-19		20-29		30-49		50-99		100-199		200+		Total		1971		1972	
	1971	1972	1971	1972	1971	1972	1971	1972	1971	1972	1971	1972	1971	1972	1971	1972	1971	1972	1971	1972
Remainder of Census Metropolitan Area:																				
Mississauga Town	0.0	1.4	2.2	7.1	3.4	5.4	2.9	2.7	5.7	7.0	5.9	5.6	3.0	4.4	5.3	5.8	6.1	5.8	5.8	5.8
Streetsville Town	**	0.0	**	0.0	-	-	1.4	0.5	**	3.8	-	-	-	-	5.2	1.7	5.5	1.9	1.9	1.9
Port Credit Town	6.6	11.6	0.0	5.8	1.7	9.5	2.0	3.1	2.5	7.2	**	4.7	**	**	2.5	5.8	3.4	5.1	5.1	5.1
Oakville & Milton Towns	0.0	0.0	6.1	2.9	0.0	2.2	3.6	4.2	4.2	4.3	11.2	2.4	-	-	5.0	3.6	2.8	3.8	3.8	3.8
Brampton	*	2.3	*	1.2	*	14.7	*	7.5	*	7.0	*	1.9	*	-	*	6.0	*	6.5	6.5	6.5
Chinguacousy)																				
Esquesing Twp.)																				
Georgetown & Acton)	*	1.8	*	2.6	*	2.3	*	**	*	**	*	**	*	-	*	15.8	*	19.5	19.5	19.5
Albion Twp., Bolton, Toronto Gore)																				
King Twp. and Vaughan Town)																				
Richmond Hill	*	-	*	2.9	*	**	*	0.0	*	1.6	*	-	*	-	*	1.0	*	0.8	0.8	0.8
Pickering Twp.)																				
Pickering Village)																				
Ajax)	*	0.0	*	0.0	*	**	*	**	*	**	*	-	*	**	*	0.4	*	0.7	0.7	0.7
Newmarket Town)																				
Aurora Town)																				
Whitchurch Stouffville)																				
Markham Town	*	-	*	**	*	-	*	**	*	2.8	*	3.2	*	-	*	2.7	*	2.8	2.8	2.8
Total Remaining Part	6.6	5.2	3.2	3.3	2.3	5.3	2.5	3.5	4.6	6.1	5.8	5.7	3.0	3.3	4.6	5.2	5.3	5.3	5.3	5.3
METROPOLITAN TORONTO (CENSUS AREA)	1.9	1.5	2.4	2.4	1.3	2.1	2.3	2.4	2.0	3.0	3.2	3.5	5.0	4.7	3.0	3.3	3.7	3.5	3.5	3.5

* Vacancy rates not comparable due to zone restructuring.
** Not Available.

TABLE V

VACANCY RATES IN APARTMENT STRUCTURES OF SIX UNITS AND OVER
PRIVATELY INITIATED, BY NUMBER OF BEDROOMSTORONTO
METROPOLITAN AREA

JUNE 1971-1972

(PER CENT)

A r e a	Number of Bedrooms									
	Bachelor		One		Two		Three or More		Total	
	1971	1972	1971	1972	1971	1972	1971	1972	1971	1972
Metropolitan Municipality:										
Toronto City:										
Central Part - Zone 1	2.1	4.1	3.9	4.8	4.7	4.6	5.3	1.8	3.6	4.5
Easterly Part - Zone 2	0.6	2.9	2.1	1.6	1.4	0.7	0.0	0.9	1.6	1.6
Northerly Part - Zone 3	4.8	0.9	2.2	2.2	2.7	2.5	2.8	1.9	2.8	2.1
Westerly Part - Zone 4	3.6	3.9	2.3	2.2	1.1	0.8	0.5	0.2	2.2	2.0
Sub-Total	3.2	2.8	2.7	2.9	2.7	2.5	2.8	1.5	2.8	2.7
Etobicoke:										
Northerly Part - Zone 5	3.1	0.0	1.5	2.6	2.0	2.8	2.5	2.7	2.0	2.7
Southerly Part - Zone 6	0.3	1.9	1.9	2.5	1.4	1.1	0.0	0.7	1.5	1.8
Sub-Total	0.8	1.6	1.7	2.6	1.8	2.2	2.3	2.6	1.8	2.3
Scarborough Borough - Zone 7	1.9	1.2	3.3	5.9	3.6	3.5	2.2	1.9	3.3	4.2
York Borough - Zone 8	1.5	1.2	3.6	2.3	3.6	2.7	12.0	6.0	3.7	2.5
East York Borough - Zone 9	1.5	5.6	1.7	4.2	1.3	3.9	0.4	8.0	1.5	4.3
York North Borough:										
Easterly Part - Zone 10	1.1	1.1	2.7	2.4	4.4	3.7	2.8	3.4	3.6	3.2
Westerly Part - Zone 11	1.6	1.6	3.2	3.1	3.5	4.0	3.1	2.7	3.3	3.5
Sub-Total	1.4	1.5	3.0	2.8	3.9	3.9	3.0	3.1	3.4	3.4
TOTAL METROPOLITAN MUNICIPALITY	2.7	2.6	2.7	3.2	3.1	3.2	3.0	3.0	2.9	3.1

TABLE V (Cont'd.)

VACANCY RATES IN APARTMENT STRUCTURES OF SIX UNITS AND OVER
PRIVATELY INITIATED, BY NUMBER OF BEDROOMS

TORONTO

METROPOLITAN AREA

JUNE 1971-1972

(PER CENT)

A r e a	Number of Bedrooms									
	Bachelor		One		Two		Three or More		Total	
	1971	1972	1971	1972	1971	1972	1971	1972	1971	1972
inder of Census Metropolitan Area										
Mississauga Town - Zone 12	1.2	3.7	7.7	7.2	3.9	4.7	4.0	6.8	5.3	5.8
Streetsville Town - Zone 13	22.2	11.1	3.2	3.6	6.6	0.0	**	**	5.2	1.7
Port Credit Town - Zone 14	1.3	9.3	2.0	5.2	3.0	5.9	7.0	7.9	2.5	5.8
Oakville & Milton Towns - Zone 15	0.0	0.8	4.3	2.6	5.8	4.6	7.9	2.7	5.0	3.6
Brampton - Zone 16	*	10.8	*	6.3	*	5.3	*	5.7	*	6.0
Whitby (Whitby & Wainfleet Twp.)										
Georgetown & Acton - Zone 17	*	12.2	*	24.1	*	4.3	*	60.0	*	15.8
Elmton Twp., Bolton, Toronto (Gore)										
King Twp. and Vaughan Town)										
Richmond Hill - Zone 18	*	0.0	*	1.5	*	0.9	*	0.0	*	1.0
Pickering Twp.)										
Pickering Village)										
Scarborough (Scarborough)										
Newmarket Town)										
Aurora Town)										
Whitchurch-Stouffville)										
Markham Town - Zone 20	*	0.0	*	1.4	*	4.4	*	0.0	*	2.7
1 Remaining Part	1.2	5.2	5.8	5.9	3.9	4.5	4.4	6.6	4.6	5.2
METROPOLITAN TORONTO (CENSUS AREA)	2.7	2.7	2.9	3.4	3.2	3.3	3.1	3.3	3.0	3.3

Vacancy rates not comparable due to zone restructuring.
 ** Not Available.



CENTRAL MORTGAGE AND HOUSING CORPORATION
SOCIÉTÉ CENTRALE D'HYPOTHÈQUES ET DE LOGEMENT

Toronto Office • 650 Lawrence Ave. W. • Toronto 19, Ont.
Bureau de Toronto • 650-ouest, av. Lawrence • Toronto 19, Ont.

Postal Zone M6A 1B2



January, 1973

Dear Sir:

Re: Apartment Vacancy Survey
December, 1972

We are pleased to provide you with the results of our semi-annual apartment vacancy survey which was conducted in the Census Metropolitan Area of Toronto during the first week in December, 1972.

The survey of apartment buildings containing six or more self-contained units covered on a sample basis those units completed prior to July 1st, 1971 and all units completed in the period July 1st, 1971 to June 30th, 1972.

Information was obtained through interviews with apartment owners and building superintendents. Approximately 173,000 units were sampled out of an estimated universe of 223,000 privately initiated units.

If this survey needs to be explained in any way, you may contact our office in Toronto or our Regional Economist at 781-2451.

R. D. Parkinson,
Manager

/jg

TABLE I

VACANCY RATES IN APARTMENT STRUCTURES OF SIX UNITS AND OVER
PUBLICLY AND PRIVATELY INITIATED, IN METROPOLITAN AREAS

1963 - 1972(1)

(Per Cent)

Metropolitan Area	1963	1964	1965	1966	1967	1968	1969		1970		1971		1972	
							June	Dec (2)	June	Dec	June	Dec	June	Dec
Calgary	16.3	14.3	7.8	7.2	1.4	1.1	1.7	1.8	5.7	7.2	10.7	6.1	7.1	6.4
Chicoutimi-Jonquière	**	**	**	**	**	**	**	**	**	**	**	**	5.0	0.8
Edmonton	8.8	13.0	6.5	2.3	2.3	2.3	3.7	2.2	5.7	1.9	6.3	5.1	7.6	6.0
Halifax	4.0	3.4	3.9	3.4	2.5	0.4	0.4	0.5	2.3	2.9	3.4	3.5	4.5	1.5
Hamilton	**	**	1.3	1.4	1.4	1.9	1.3	**	2.8	1.4	2.0	1.9	2.3	1.6
Kitchener	**	**	**	**	**	**	**	**	5.3	**	6.0	**	4.7	1.6
London	**	**	**	**	**	**	3.9	**	6.9	3.0	6.2	2.3	1.2	2.2
Montreal	6.9	6.6	5.9	4.4	1.2	4.7	7.2	5.5	7.9	6.2	7.0	4.4	3.6	3.0
Niagara - St. Catharines	**	**	**	**	**	**	**	*	**	**	*	*	2.8	3.3
Ottawa-Hull	7.7	8.2	8.8	7.1	1.9	1.3	1.6	1.2	2.1	1.3	2.0	1.7	2.4	1.6
Ottawa	7.7	8.1	8.7	7.3	1.9	1.4	1.6	1.2	2.1	1.2	2.0	1.5	2.1	1.1
Hull	7.9	8.7	9.0	3.5	0.8	0.5	1.1	0.7	1.3	2.9	2.8	3.2	4.3	2.8
Quebec	**	6.6	6.4	5.1	2.2	2.2	2.8	**	3.7	1.9	4.7	4.3	7.0	5.5
Regina	**	**	**	**	**	**	3.8	**	10.7	**	6.5	**	3.1	1.0
Saint John	**	**	**	**	**	**	0.4	**	1.5	**	0.7	**	0.4	1.1
St. John's	**	**	**	**	**	**	18.9	15.5	20.7	**	3.6	**	0.9	0.0
Saskatoon	**	**	**	**	**	**	10.1	**	20.3	**	16.4	**	8.7	0.5
Sudbury	**	**	**	**	**	**	**	**	0.3	**	0.3	**	4.9	5.3
Thunder Bay	**	**	**	**	**	**	**	**	**	**	**	**	0.6	0.8
Toronto	4.0	2.6	1.5	0.9	1.1	1.4	2.4	2.1	2.5	2.4	2.7	3.2	2.0	2.3
Vancouver	4.0	4.4	4.0	1.3	1.0	1.3	1.1	0.8	2.5	2.0	3.7	2.5	2.3	0.5
Victoria	**	**	**	**	**	**	3.2	**	5.2	**	4.1	**	3.0	0.8
Windsor	**	**	**	**	1.0	1.5	0.6	**	0.9	1.7	1.8	1.7	1.4	2.6
Winnipeg	3.8	5.6	4.9	4.1	1.5	1.5	1.5	1.6	2.5	3.3	3.4	5.5	5.1	4.2
TOTAL (3)	5.7	5.5	4.4	3.1	1.3	2.6	3.8	3.1	4.7	3.6	4.8	3.7	4.3	2.1

(1) Data for the period 1963 - 1968 relate to the month of June.

(2) December 1969 vacancy rates are not strictly comparable due to different time lags used in defining "New" and "Old" apartment structures.

(3) Weighted Average of Metropolitan Areas surveyed.

** Not Available.

TABLE II

VACANCY RATES IN APARTMENT STRUCTURES
OF SIX UNITS AND OVER
PRIVATELY INITIATED

TORONTO
METROPOLITAN AREA

1963 - 1972⁽¹⁾

(PER CENT)

Period	Structure Size - In Dwelling Units								
	6-9	10-19	20-29	30-49	50-99	100-199	200+	Total	20+
1963	4.5	4.3	5.7	3.5	4.2	5.2		4.4	4.6
1964	3.0	2.3	2.9	1.7	2.7	4.7		2.8	3.0
1965	1.8	1.3	1.6	1.9	1.2	1.3		1.6	1.5
1966	1.2	0.7	**	**	**	**	**	1.0	1.0
1967	0.6	0.5	0.7	1.0	0.9	1.2		1.2	1.3
1968	1.6	1.4	1.1	1.2	1.0	2.1	1.9	1.5	1.5
1969 - June	1.2	1.9	1.3	1.7	1.6	4.0	4.3	2.7	2.8
- Dec (2)	1.1	1.9	1.2	1.7	2.0	3.6	2.6	2.3	2.4
1970 - June	1.8	2.2	1.4	2.1	2.0	4.5	3.0	2.8	2.9
- Dec	1.4	1.6	1.3	1.4	2.1	3.9	3.8	2.7	2.9
1971 - June	1.9	2.4	1.3	2.3	2.0	3.2	5.0	3.0	3.1
- Dec	1.9	2.5	1.8	2.0	2.6	3.9	5.9	3.6	3.7
1972 - June	1.5	2.4	2.1	2.4	3.0	3.5	4.7	3.3	3.5
- Dec	1.7	1.5	1.1	1.6	1.8	2.5	4.0	2.5	2.6

(1) Data for the period 1963 - 1968 relate to the month of June.

(2) December 1969 vacancy rates are not strictly comparable due to different time lags used in defining "New" and "Old" apartment structures.

* Not Available.

TABLE III
VACANCY RATES IN APARTMENT STRUCTURES
OF SIX UNITS AND OVER
PRIVATELY INITIATED
TORONTO
METROPOLITAN AREA
1970 - 1972
(PER CENT)

A r e a	1970		1971		1972			
					December			
	June	Dec	June	Dec	June	Completed Prior to July 1971	Completed July 1971- June 1972	Total
Metropolitan Municipality:								
Toronto City:								
Central Part - Zone 1	2.5	1.6	3.6	2.5	4.5	1.9	11.8	2.7
Easterly Part - Zone 2	2.5	1.7	1.6	1.9	1.6	1.6	-	1.6
Northerly Part - Zone 3	1.3	1.5	2.8	2.8	2.1	0.8	**	0.8
Westerly Part - Zone 4	1.3	1.7	2.2	1.7	2.0	1.3	6.0	1.4
Sub-Total	1.7	1.6	2.8	2.4	2.7	1.3	8.6	1.5
Etobicoke Borough:								
Northerly Part - Zone 5	2.3	2.7	2.0	2.6	2.7	1.6	**	1.6
Southerly Part - Zone 6	1.9	1.9	1.5	3.4	1.8	1.9	**	1.9
Sub-Total	2.1	2.3	1.8	2.9	2.3	1.7	0.0	1.7
Scarborough Borough - Zone 7	3.9	3.3	3.3	5.5	4.2	4.1	14.7	4.5
York Borough - Zone 8	1.7	1.8	3.7	2.9	2.5	1.9	**	2.0
East York Borough - Zone 9	1.5	1.5	1.5	4.7	4.3	1.9	16.4	2.9
York North Borough:								
Easterly Part - Zone 10	3.7	3.7	3.6	4.3	3.2	3.1	**	3.3
Westerly Part - Zone 11	4.9	4.6	3.3	3.7	3.5	2.2	13.2	2.5
Sub-Total	4.3	4.2	3.4	4.0	3.4	2.6	12.3	2.9
TOTAL METROPOLITAN MUNICIPALITY	2.7	2.6	2.9	3.4	3.1	2.1	11.7	2.4

* Not Available.

Table III (Contd.)

TABLE III (CONTD.)
VACANCY RATES IN APARTMENT STRUCTURES
OF SIX UNITS AND OVER
PRIVATELY INITIATED
TORONTO
METROPOLITAN AREA
1970 - 1972
(PER CENT)

Area	1970		1971		1972			
	June	Dec	June	Dec	June	December		
						Completed Prior to July 1971	Completed July 1971- June 1972	Total
Under of Census Metropolitan Area:								
Mississauga Town - Zone 12	5.2	5.3	5.3	6.1	5.8	4.5	5.0	4.5
Streetsville Town - Zone 13	5.4	7.3	5.2	7.9	1.7	1.2	-	1.2
Port Credit Town - Zone 14	2.3	2.1	2.5	4.3	5.8	3.9	**	3.8
Oakville & Milton Towns - Zone 15	4.4	3.9	5.0	3.1	3.6	1.1	9.3	2.0
Brampton - Zone 16	*	*	*	*	6.0	1.0	2.1	1.2
Chinguacousy)								
Esquesing Twp.)								
Georgetown & Acton)								
Albion Twp., Bolton, - Zone 17	*	*	*	*	15.8	2.6	**	5.4
(Toronto Gore)								
King Twp. and)								
Vaughan Town)								
Richmond Hill - Zone 18	*	*	*	*	1.0	1.2	**	1.1
Pickering Twp.)								
Pickering Village)								
(Ajax)								
Newmarket Town) - Zone 19	*	*	*	*	0.4	1.2	**	2.3
Aurora Town)								
(Whitchurch Stouffville)								
Markham Town - Zone 20	*	*	*	*	2.7	1.5	-	1.5
1 Remaining Part	4.4	4.5	4.6	5.3	5.2	3.1	5.4	3.3
METROPOLITAN TORONTO (CENSUS AREA)	2.8	2.7	3.0	3.6	3.3	2.2	10.1	2.5

vacancy rates not comparable due to zone restructuring.

Not Available.

TABLE IV

VACANCY RATES IN APARTMENT STRUCTURES OF SIX UNITS AND OVER
PRIVATE INITIATED, BY SIZE OF STRUCTURETORONTO
METROPOLITAN AREA
1972
(PER CENT)

	Number of Units															
	6-9		10-19		20-29		30-49		50-99		100-199		200+		Total	
	June	Dec	June	Dec	June	Dec	June	Dec	June	Dec	June	Dec	June	Dec	June	Dec
Metropolitan Municipality:																
Toronto City:																
Central Part - Zone 1	1.4	1.3	4.3	0.7	1.9	0.3	4.6	2.1	3.4	1.3	7.1	2.4	4.9	4.2	4.5	2.7
Easterly Part - Zone 2	0.0	2.1	0.9	0.8	1.5	3.9	2.6	0.3	1.7	0.5	-	-	1.7	2.2	1.6	1.6
Northerly Part - Zone 3	1.6	0.0	0.3	1.1	0.6	0.4	1.8	1.3	2.5	1.0	1.0	0.6	3.1	0.5	2.1	0.8
Westerly Part - Zone 4	1.7	1.7	4.1	1.8	1.2	0.0	5.4	3.8	1.5	0.9	1.4	1.4	1.3	1.0	2.0	1.4
Sub-Total	1.4	1.3	2.5	1.2	1.2	1.0	3.1	1.8	2.5	1.0	2.8	1.2	3.2	2.0	2.7	1.5
Etobicoke Borough:																
Northerly Part - Zone 5	0.0	0.0	3.0	0.5	1.4	1.4	0.8	0.8	3.7	1.4	2.1	1.8	6.0	2.7	2.7	1.6
Southerly Part - Zone 6	1.1	2.3	1.7	4.5	0.9	1.5	2.9	1.8	1.5	1.8	2.1	0.9	-	-	1.8	1.9
Sub-Total	0.9	2.0	2.4	2.4	1.0	1.4	2.1	1.4	2.8	1.6	2.1	1.6	6.0	2.7	2.3	1.7
Scarborough Borough																
Borough - Zone 7	0.7	2.7	2.5	1.9	2.3	1.0	0.7	1.4	4.0	2.4	3.0	3.5	8.0	9.5	4.2	4.4
York Borough - Zone 8	0.5	2.6	0.5	1.8	4.5	1.3	1.4	1.7	0.8	0.6	2.6	1.0	5.2	4.8	2.5	2.0
York East Borough - Zone 9	3.0	1.9	1.3	0.4	0.7	0.0	3.3	0.4	1.4	1.3	2.3	0.9	8.3	6.0	4.3	4.6
York North Borough:																
Easterly Part - Zone 10	1.8	0.0	2.0	0.9	1.4	0.9	0.9	1.1	2.2	2.3	3.4	3.1	4.3	4.9	3.2	3.3
Westerly Part - Zone 11	1.3	1.3	3.2	1.0	1.9	1.0	2.1	1.6	2.5	1.9	4.7	3.2	4.1	3.4	3.5	2.5
Sub-Total	1.5	0.9	2.8	1.0	1.7	0.9	1.7	1.4	2.4	2.1	4.1	3.2	4.2	4.3	3.4	2.9
TOTAL METROPOLITAN MUNICIPALITY:	1.3	1.5	2.3	1.4	1.9	1.1	2.3	1.5	2.5	1.5	3.1	2.3	4.7	4.0	3.1	2.4

*** Not Available.

VACANCY RATES IN APARTMENT STRUCTURES OF SIX UNITS AND OVER
PRIVATE INITIATED, BY SIZE OF STRUCTURE
TORONTO

Number of Units

** Not Available.

** Not Available.

TABLE V

VACANCY RATES IN APARTMENT STRUCTURES OF SIX UNITS AND OVER
PRIVATELY INITIATED, BY NUMBER OF BEDROOMS

TORONTO

METROPOLITAN AREA

1972
(PER CENT)

A r e a		Number of Bedrooms									
		Bachelor		One		Two		Three or More		Total	
		June	Dec	June	Dec	June	Dec	June	Dec	June	Dec
Metropolitan Municipality:											
Toronto City:											
Central Part	- Zone 1	4.1	1.8	4.8	2.1	4.6	4.2	1.8	10.5	4.5	2.7
Easterly Part	- Zone 2	2.9	1.5	1.6	1.8	0.7	1.5	0.9	0.0	1.6	1.6
Northerly Part	- Zone 3	0.9	0.2	2.2	0.4	2.5	1.6	1.9	1.2	2.1	0.8
Westerly Part	- Zone 4	3.9	1.6	2.2	1.6	0.8	0.8	0.2	0.8	2.0	1.4
Sub-Total		2.8	1.2	2.9	1.3	2.5	2.0	1.5	3.6	2.7	1.5
Etobicoke:											
Northerly Part	- Zone 5	0.0	0.0	2.6	0.9	2.8	1.9	2.7	1.9	2.7	1.6
Southerly Part	- Zone 6	1.9	2.8	2.5	1.5	1.1	2.2	0.7	1.4	1.8	1.9
Sub-Total		1.6	1.8	2.6	1.2	2.2	2.1	2.6	1.9	2.3	1.7
Scarborough Borough	- Zone 7	1.2	1.9	5.9	5.5	3.5	4.2	1.9	2.7	4.2	4.5
York Borough	- Zone 8	1.2	1.6	2.3	1.3	2.7	2.5	6.0	7.1	2.5	2.0
East York Borough	- Zone 9	5.6	0.8	4.2	2.5	3.9	2.9	8.0	10.0	4.3	2.9
York North Borough:											
Easterly Part	- Zone 10	1.1	0.0	2.4	2.0	3.7	4.1	3.4	4.1	3.2	3.3
Westerly Part	- Zone 11	1.6	0.3	3.1	2.3	4.0	2.8	2.7	2.3	3.5	2.5
Sub-Total		1.5	0.2	2.8	2.1	3.9	3.4	3.1	3.2	3.4	2.9
TOTAL METROPOLITAN MUNICIPALITY		2.6	1.2	3.2	2.0	3.2	2.9	3.0	3.5	3.1	2.4

Not Available.

....Table V (Contd.)

TABLE V (Contd.)

VACANCY RATES IN APARTMENT STRUCTURES OF SIX UNITS AND OVER
PRIVATELY INITIATED, BY NUMBER OF BEDROOMS

TORONTO

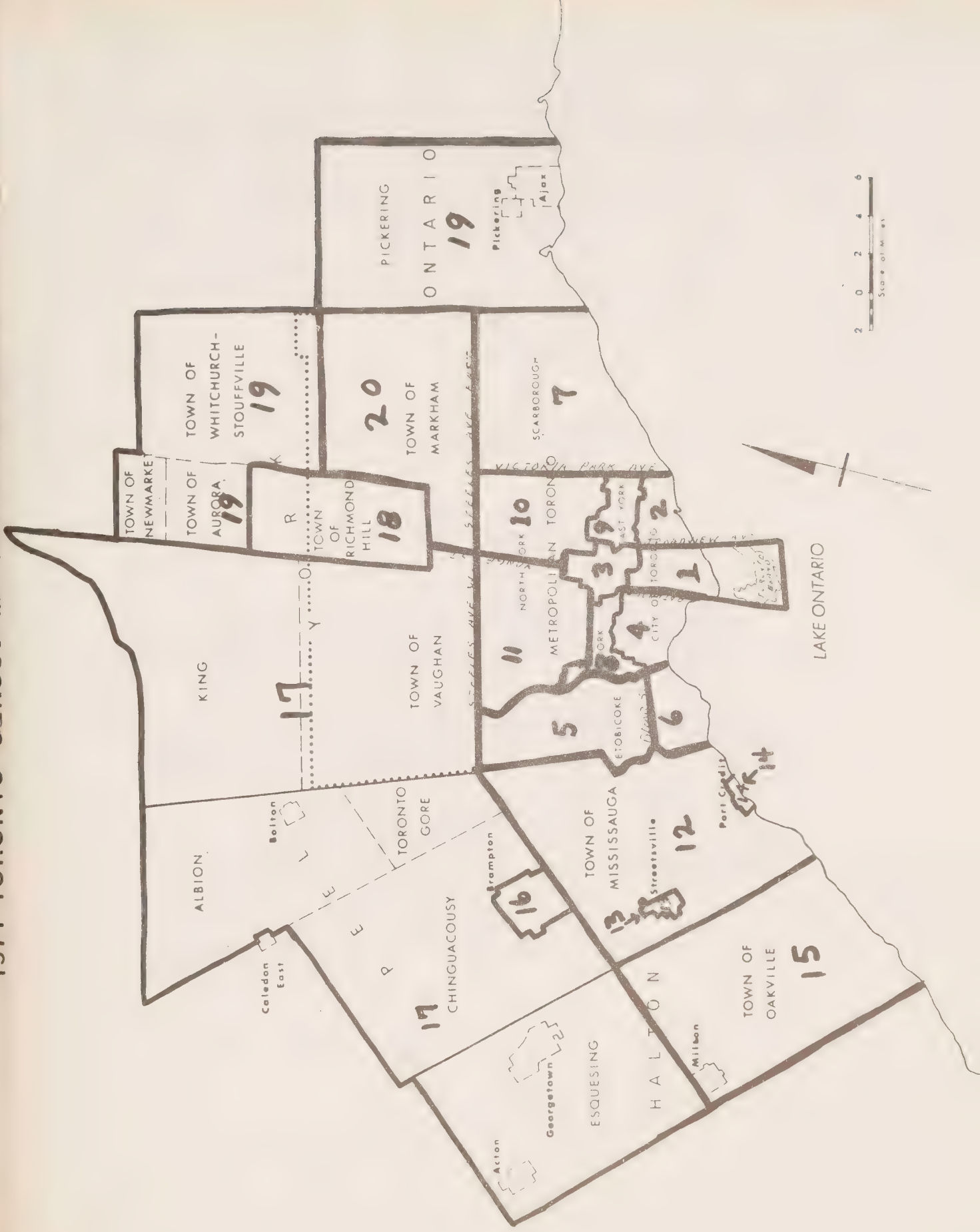
METROPOLITAN AREA

1972
(PER CENT)

A r e a	Number of Bedrooms									
	Bachelor		One		Two		Three or More		Total	
	June	Dec	June	Dec	June	Dec	June	Dec	June	Dec
Remainder of Census Metropolitan Area:										
Mississauga Town - Zone 12	3.7	1.7	7.2	5.4	4.7	4.1	6.8	3.9	5.8	4.5
Streetsville Town - Zone 13	11.1	11.1	3.6	1.8	0.0	0.4	**	**	1.7	1.2
Port Credit Town - Zone 14	9.3	5.8	5.2	4.3	5.9	3.3	7.9	2.6	5.8	3.8
Oakville & Milton Towns - Zone 15	0.8	0.8	2.6	2.5	4.6	2.0	2.7	0.0	3.6	2.0
Brampton - Zone 16	10.8	2.1	6.3	0.6	5.3	1.6	5.7	0.9	6.0	1.2
Winguacousy) (enclaving Twp.)										
Georgetown & Acton) - Zone 17	12.2	0.0	24.1	8.8	4.3	2.4	60.0	**	15.8	5.4
Albion Twp., Bolton, Toronto Gore)										
King Twp. and Vaughan Town)										
Richmond Hill - Zone 18	0.0	0.0	1.5	0.9	0.9	1.3	0.0	0.0	1.0	1.1
Pickering Twp.)										
Pickering Village)										
Ajax) - Zone 19	0.0	0.0	0.3	0.8	0.6	1.7	0.0	22.0	0.4	2.3
Newmarket Town)										
Aurora Town)										
Whitchurch Stouffville)										
Markham Town - Zone 20	0.0	**	1.4	1.1	4.4	1.7	0.0	2.0	2.7	1.5
al Remaining Part	5.2	2.0	5.9	3.8	4.5	3.0	6.6	3.5	5.2	3.3
ROPOLITAN TORONTO (CENSUS AREA)	2.7	1.2	3.4	2.1	3.3	2.9	3.3	3.5	3.3	2.5

Not Available.

1971 TORONTO CENSUS METROPOLITAN AREA



O.D. REC'D. AUG 14 1973

CENTRAL MORTGAGE AND HOUSING CORPORATION
SOCIÉTÉ CENTRALE D'HYPOTHÈQUES ET DE LOGEMENT

Toronto Office • 650 Lawrence Ave. W. • Toronto 19, Ont.
Bureau de Toronto • 650 ouest, av. Lawrence • Toronto 19, Ont.

Postal Zone M6A 1B2

July, 1973

Dear Sir:

Re: Apartment Vacancy Survey
June, 1973

We are pleased to provide you with the results of our semi-annual apartment vacancy survey which was conducted in the Census Metropolitan Area of Toronto during the first week in June, 1973.

The survey of apartment buildings containing six or more self-contained units covered on a sample basis those units completed prior to December 31st, 1971 and all units completed in the calendar year 1972.

Information was obtained through interviews with apartment owners and building superintendents. Approximately 174,200 units were sampled out of an estimated universe of 225,000 privately initiated units.

If this survey needs to be explained in any way, you may contact our office in Toronto or our Regional Economist at (416)-781-2451.

R. D. Parkinson
Manager

VACANCY RATES IN APARTMENT STRUCTURES OF SIX UNITS AND OVER
PUBLICLY AND PRIVATELY INITIATED, IN METROPOLITAN AREAS

1963 - 1973 (1)
(Per Cent)

Metropolitan Area	1963	1964	1965	1966	1967	1968	1969		1970		1971		1972		1973	
							June	Dec. (2)	June	Dec.	June	Dec.	June	Dec.	June	Dec.
Calgary	16.3	14.3	7.8	7.2	1.4	1.1	1.7	1.8	5.7	7.2	10.7	6.5	9.1	6.4	8.6	
Chicoutimi-Jonquière	**	**	**	**	**	**	**	**	**	**	**	**	**	0.8	3.3	
Edmonton	8.8	13.0	6.5	2.3	2.3	2.3	3.7	2.2	5.7	1.9	6.3	5.1	7.6	6.0	8.1	
Halifax	4.0	3.4	3.9	3.4	2.5	0.4	0.4	0.5	2.3	2.9	3.9	3.5	4.5	1.5	2.4	
Hamilton	**	**	1.3	1.4	1.4	1.9	1.3	**	2.8	1.4	2.0	1.9	2.3	1.6	2.1	
Kitchener	**	**	**	**	**	**	**	**	5.3	**	6.0	**	4.7	1.6	5.1	
London	**	**	**	**	**	**	3.9	**	6.9	3.0	6.2	2.3	7.2	4.2	8.4	
Montreal	6.9	6.6	5.9	4.4	1.2	4.7	7.2	5.5	7.9	6.2	7.0	4.4	5.6	3.0	3.9	
Ottawa-Hull	7.7	8.2	8.8	7.1	1.9	1.3	1.6	1.2	2.1	1.3	2.0	1.7	2.4	1.6	2.1	
Ottawa	7.7	8.1	8.7	7.3	1.9	1.4	1.6	1.2	2.1	1.2	2.0	1.5	2.1	1.5	2.0	
Hull	7.9	8.7	9.0	3.5	0.8	0.3	1.1	0.7	1.3	2.9	2.8	3.2	4.3	2.8	2.6	
Quebec	**	6.6	6.4	5.1	2.2	2.2	2.8	**	3.7	1.9	4.9	4.3	7.0	5.5	5.5	
Regina	**	**	**	**	**	**	3.8	**	10.7	**	6.5	**	3.1	1.0	1.6	
St. Catharines	**	**	**	**	**	**	**	**	**	**	**	**	2.8	3.3	3.3	
- Niagara	**	**	**	**	**	**	0.4	**	1.5	**	0.7	**	0.4	1.1	1.0	
Saint John	**	**	**	**	**	**	18.9	15.5	20.7	**	3.6	**	0.9	0.0	0.3	
St. John's	**	**	**	**	**	**	10.1	**	20.3	**	16.4	**	8.7	0.5	6.4	
Saskatoon	**	**	**	**	**	**	**	**	0.3	**	0.3	**	4.9	5.8	9.8	
Sudbury	**	**	**	**	**	**	**	**	**	**	**	**	0.6	1.8	1.5	
Thunder Bay	**	**	**	**	**	**	**	**	**	**	**	**	0.6	2.3	1.8	
Toronto	4.0	2.5	1.5	0.9	1.1	1.4	2.4	2.1	2.5	2.4	2.7	3.2	2.9	2.3	1.8	
Vancouver	4.0	4.4	4.0	1.3	1.0	1.3	1.1	0.8	2.5	2.0	3.9	2.6	2.3	0.5	0.9	
Victoria	**	**	**	**	**	**	3.2	**	5.2	**	4.1	**	3.0	0.8	1.4	
Windsor	**	**	**	**	1.0	1.5	0.6	**	0.9	1.7	1.8	1.7	1.4	2.6	2.7	
Winnipeg	3.8	5.6	4.9	4.1	1.5	1.5	1.5	1.6	2.5	3.3	3.4	5.5	5.1	4.2	5.1	
TOTAL (3)	5.7	5.5	4.4	3.1	1.3	2.6	3.8	3.1	4.7	3.6	4.8	3.7	4.3	2.7	3.3	

(1) Data for the period 1963 - 1968 relate to the month of June.

(2) December 1969 vacancy rates are not strictly comparable due to different time lags used in defining "New" and "Old" apartment structures.

(3) Weighted Average of Metropolitan Areas surveyed.

** Not Available.

TABLE II

VACANCY RATES IN APARTMENT STRUCTURES
OF SIX UNITS AND OVER
PRIVATELY INITIATED

TORONTO

METROPOLITAN AREA

1963 - 1973(1)

(PER CENT)

Period	Structure Size - In Dwelling Units								
	6-9	10-19	20-29	30-49	50-99	100-199	200+	Total	20+
1963	4.5	4.3	5.7	3.5	4.2		5.2	4.4	4.6
1964	3.0	2.3	2.9	1.7	2.7		4.7	2.8	3.0
1965	1.8	1.3	1.6	1.9	1.2		1.3	1.6	1.5
1966	1.2	0.7	**	**	**	**	**	1.0	1.0
1967	0.6	0.5	0.7	1.0	0.9		1.2	1.2	1.3
1968	1.6	1.4	1.1	1.2	1.0	2.1	1.9	1.5	1.5
1969 - June	1.2	1.9	1.3	1.7	1.6	4.0	4.3	2.7	2.8
- Dec (2)	1.1	1.9	1.2	1.7	2.0	3.6	2.6	2.3	2.4
1970 - June	1.8	2.2	1.4	2.1	2.0	4.5	3.0	2.8	2.9
- Dec	1.4	1.6	1.3	1.4	2.1	3.9	3.8	2.7	2.9
1971 - June	1.9	2.4	1.3	2.3	2.0	3.2	5.0	3.0	3.1
- Dec	1.9	2.5	1.8	2.0	2.6	3.9	5.9	3.6	3.7
1972 - June	1.5	2.4	2.1	2.4	3.0	3.5	4.7	3.3	3.5
- Dec	1.7	1.5	1.1	1.6	1.8	2.5	4.0	2.5	2.6
1973 - June	2.2	1.9	1.2	1.6	1.7	2.0	3.0	2.1	2.1

(1) Data for the period 1963 - 1968 relate to the month of June.

(2) December 1969 vacancy rates are not strictly comparable due to different time lags used in defining "New" and "Old" apartment structures.

** Not Available.

TABLE III
VACANCY RATES IN APARTMENT STRUCTURES
OF SIX UNITS AND OVER
PRIVATELY INITIATED
TORONTO
METROPOLITAN AREA
1971 - 1973
(PER CENT)

Area	1971		1972		1973		
					June		
	June	Dec	June	Dec	Completed Prior to 1972	Completed During 1972	Total
Metropolitan Municipality:							
Toronto City:							
Central Part - Zone 1	3.6	2.5	4.5	2.7	3.5	6.8	3.7
Easterly Part - Zone 2	1.6	1.9	1.6	1.5	1.8	-	1.8
Northerly Part - Zone 3	2.8	2.8	2.1	0.8	1.3	**	1.4
Westerly Part - Zone 4	2.2	1.7	2.0	1.4	1.7	0.0	1.7
Sub-Total	2.8	2.4	2.7	1.5	2.1	4.7	2.2
Etobicoke Borough:							
Northerly Part - Zone 5	2.0	2.6	2.7	1.6	0.7	13.3	1.4
Southerly Part - Zone 6	1.5	3.4	1.5	1.9	1.6	**	1.0
Sub-Total	1.8	2.9	2.3	1.7	1.1	13.2	1.5
Scarborough Borough - Zone 7	3.3	5.5	4.2	4.5	3.4	8.2	3.7
York Borough - Zone 8	3.7	2.9	2.5	2.0	0.7	**	0.7
East York Borough - Zone 9	1.5	4.7	4.3	2.9	1.7	**	2.3
York North Borough:							
Easterly Part - Zone 10	3.6	4.3	3.2	3.3	2.1	3.5	2.1
Westerly Part - Zone 11	3.3	3.7	3.5	2.5	1.4	1.1	1.4
Sub-Total	3.4	4.0	3.4	2.9	1.7	2.5	1.7
ALL METROPOLITAN MUNICIPALITY	2.9	3.4	3.1	2.4	1.9	6.5	2.0

Not Available.

Table III (Contd.)

TABLE III

VACANCY RATES IN APARTMENT STRUCTURES
OF SIX UNITS AND OVER
PRIVATELY INITIATED
TORONTO
METROPOLITAN AREA
1971 - 1973
(PER CENT)

Area	1971		1972		1973		
					June		
	June	Dec	June	Dec	Completed Prior to 1972	Completed During 1972	TOTAL
Index of Census Metropolitan							
Mississauga Town - Zone 12	5.3	6.1	5.8	4.5	4.5	2.7	4.6
Reesorville Town - Zone 13	5.2	7.9	1.7	1.2	0.5	-	0.3
Port Credit Town - Zone 14	2.5	4.3	5.8	3.8	3.2	**	2.7
Scarborough & Milton							
Windsor - Zone 15	5.0	3.1	3.6	2.0	0.9	2.0	1.0
Hampton - Zone 16	*	*	6.0	1.2	1.0	0.7	1.0
inguacousy)							
Queens Twp.)							
Ortonville & Acton)							
Brimley Twp., Bolton,) - Zone 17	*	*	15.8	5.4	0.4	0.0	0.1
Toronto Gore)							
King Twp. and)							
Vaughan Town)							
Richmond Hill - Zone 18	*	*	1.0	1.1	0.0	0.0	0.0
Markham Twp.)							
Markham Village)							
Markham)							
Markham Town - Zone 19	*	*	0.4	2.3	0.3	3.8	0.9
Markham Town)							
Markham (Stouffville)							
Markham Town - Zone 20	*	*	2.7	1.5	0.3	**	0.3
1 Remaining Part	4.6	5.3	5.2	3.3	2.9	1.1	2.7
METROPOLITAN TORONTO (CENSUS AREA)	3.0	3.6	3.3	2.5	2.0	5.0	2.1

Vacancy rates not comparable due to zone restructuring.

Not Available.

VACANCY RATES IN APARTMENT STRUCTURES OF SIX UNITS AND OVER
PRIVATELY INITIATED, BY SIZE OF STRUCTURE
TORONTO

METROPOLITAN AREA
JUNE 1972 - 1973
(PER CENT)

** Not Available.

TABLE IV
VACANCY RATES IN APARTMENT STRUCTURES OF SIX UNITS AND OVER
PRIVATELY INITIATED BY SIZE OF STRUCTURE

METROPOLITAN AREA

JUNE 1972 - 1973

(PER CENT)

** Not Available.

TABLE V

VACANCY RATES IN APARTMENT STRUCTURES OF SIX UNITS AND OVER
PRIVATELY INITIATED, BY NUMBER OF BEDROOMS

TORONTO

METROPOLITAN AREA

JUNE 1972 - 1973

(PER CENT)

Area	Number of Bedrooms									
	Bachelor		One		Two		Three or more		Total	
	1972	1973	1972	1973	1972	1973	1972	1973	1972	1973
Metropolitan Municipality:										
Toronto City:										
Central Part - Zone 1	4.1	3.4	4.8	3.7	4.6	4.2	1.8	4.6	4.5	3.7
Easterly Part - Zone 2	2.9	2.1	1.6	1.8	0.7	1.8	0.9	0.0	1.6	1.8
Northerly Part - Zone 3	0.9	2.6	2.2	0.6	2.5	2.1	1.9	0.7	2.1	1.4
Westerly Part - Zone 4	3.9	3.5	2.2	1.4	0.8	1.3	0.2	0.0	2.0	1.7
Sub-Total	2.8	3.0	2.9	1.8	2.5	2.4	1.5	1.6	2.7	2.2
Etobicoke:										
Northerly Part - Zone 5	0.0	0.0	2.6	1.6	2.8	0.9	2.7	2.5	2.7	1.4
Southerly Part - Zone 6	1.9	1.9	2.5	1.6	1.1	1.7	0.7	0.0	1.8	1.6
Sub-Total	1.6	1.6	2.6	1.6	2.2	1.2	2.6	2.3	2.3	1.5
Scarborough Borough:										
Borough - Zone 7	1.2	0.8	5.9	4.4	3.5	3.4	1.9	2.8	4.2	3.7
York Borough - Zone 8	1.2	0.7	2.3	0.7	2.7	0.8	6.0	0.4	2.5	0.7
East York Borough - Zone 9	5.6	0.8	4.2	2.2	3.9	2.4	8.0	5.7	4.3	2.3
York North Borough:										
Easterly Part - Zone 10	1.1	0.0	2.4	1.3	3.7	2.9	3.4	1.8	3.2	2.1
Westerly Part - Zone 11	1.6	0.7	3.1	0.9	4.0	1.6	2.7	2.0	3.5	1.4
Sub-Total	1.5	0.5	2.8	1.1	3.9	2.2	3.1	1.9	3.4	1.7
TOTAL METROPOLITAN MUNICIPALITY	2.6	2.4	3.2	1.8	3.2	2.2	3.0	2.2	3.1	2.0

Not Available.

.....Table V (Contd.)

TABLE V

VACANCY RATES IN APARTMENT STRUCTURES OF SIX UNITS AND OVER
PRIVATELY INITIATED, BY NUMBER OF BEDROOMS

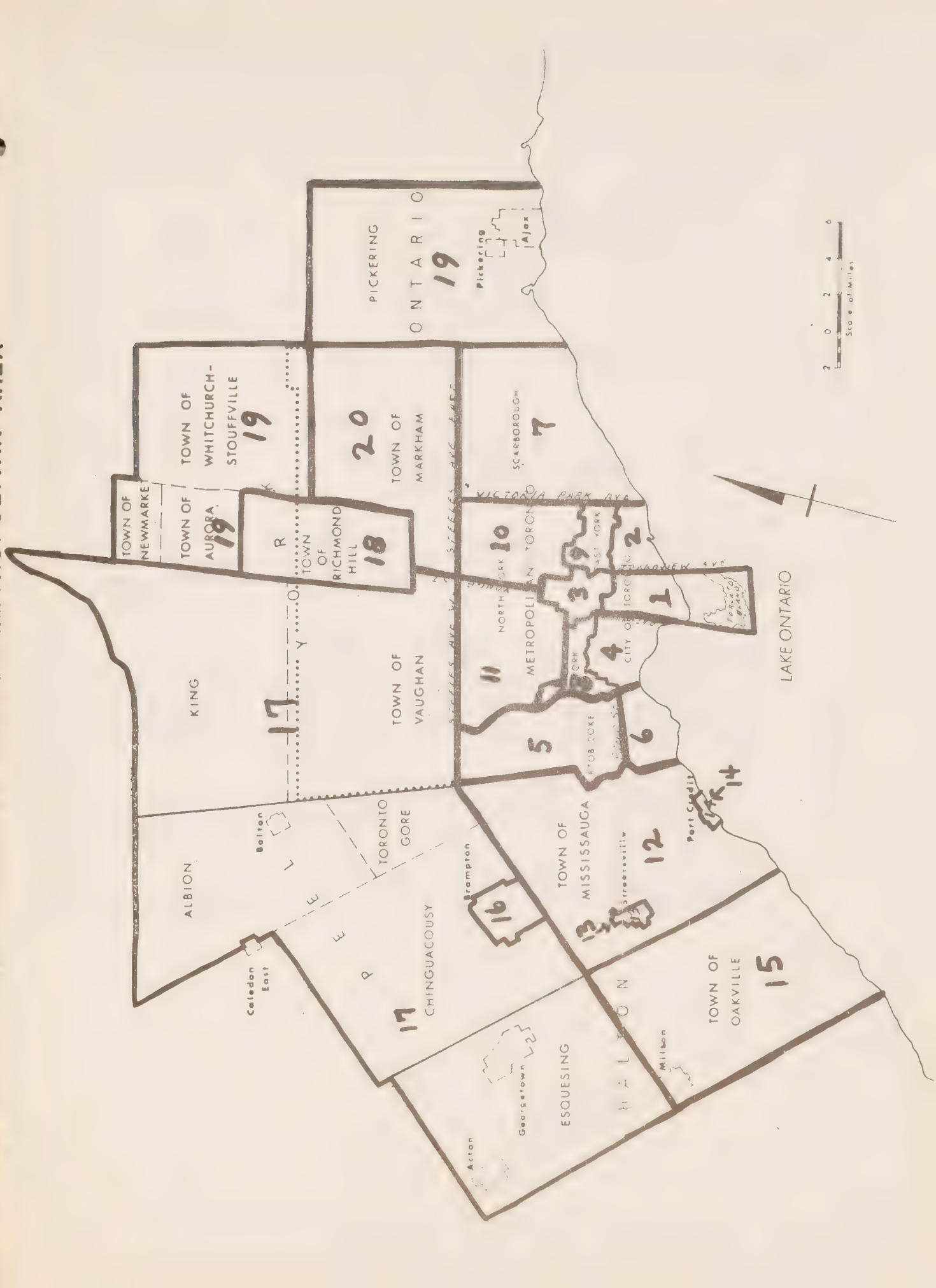
TORONTO

METROPOLITAN AREA
JUNE 1972 - 1973
(PER CENT)

Area	Number of Bedrooms									
	Bachelor		One		Two		Three or more		Total	
	1972	1973	1972	1973	1972	1973	1972	1973	1972	1973
Remainder of Census Metropolitan Area:										
Mississauga Town - Zone 12	3.7	4.8	7.2	4.9	4.7	4.2	6.8	3.8	5.8	4.4
Streetsville Town - Zone 13	11.1	0.0	3.6	0.6	0.0	0.4	**	**	1.7	0.5
Port Credit Town - Zone 14	9.3	1.2	5.2	3.0	5.9	2.8	7.9	3.9	5.8	2.9
Oakville & Milton Towns - Zone 15	0.8	0.8	2.6	1.3	4.6	1.1	2.7	0.0	3.6	1.0
Brampton - Zone 16	10.8	1.1	6.3	0.8	5.3	1.1	5.7	0.8	6.0	1.0
Chinguacousy) Esquesing Twp.) Georgetown & Acton)										
Albion Twp., - Zone 17	12.2	0.0	24.1	0.0	4.3	0.3	60.0	0.0	15.8	0.1
Bolton, (Toronto Gore) King Twp. and Vaughan Town)										
Richmond Hill - Zone 18	0.0	0.0	1.5	0.0	0.9	0.0	0.0	0.0	1.0	0.0
Pickering Twp.) Pickering Village) Ajax) - Zone 19	0.0	0.0	0.3	0.5	0.6	0.9	0.0	4.9	0.4	0.9
Newmarket Town) Aurora Town) Whitchurch Stouffville)										
Markham Town - Zone 20	0.0	0.0	1.4	0.0	4.4	0.6	0.0	0.0	2.7	0.3
Total Remaining Part	5.2	2.4	5.9	2.9	4.5	2.6	6.6	2.6	5.2	2.7
METROPOLITAN TORONTO CENSUS AREA)	2.7	2.4	3.4	1.9	3.3	2.2	3.3	2.2	3.3	2.1

Not Available.

1971 TORONTO CENSUS METROPOLITAN AREA



(Canada)
CENTRAL MORTGAGE AND HOUSING CORPORATION
SOCIÉTÉ CENTRALE D'HYPOTHÈQUES ET DE LOGEMENT

TORONTO OFFICE

650 Lawrence Ave. W.,
Toronto, Ont.
M6A 1B2

February, 1974

Dear Sir:

Re: Apartment Vacancy Survey
December, 1973

We are pleased to provide you with the results of our semi-annual apartment vacancy survey which was conducted in the Census Metropolitan Area of Toronto during the first week in December, 1973.

The survey of apartment buildings containing six or more self-contained units covered on a sample basis those units completed prior to June 30th, 1972, and all units completed in the period July 1st, 1972 and June 30th, 1973. In addition to vacancy information, we also collected data on the rents of the vacant units only, and these results are included in an Appendix.

Information was obtained through interviews with apartment owners and building superintendents. Approximately 213,000 units were sampled out of an estimated universe of 266,300 privately initiated units.

If this survey needs to be explained in any way, you may contact our office in Toronto or our Regional Economist at (416) 361-0420.

R.D. Parkinson,
Manager

TABLE I

VACANCY RATES IN APARTMENT STRUCTURES OF SIX UNITS AND OVER
PUBLICLY AND PRIVATELY INITIATED, IN METROPOLITAN AREAS1963 - 1973
(1)
(Per Cent)

Metropolitan Area	1963	1964	1965	1966	1967	1968	1969		1970		1971		1972		1973	
							June	Dec. (2)	June	Dec.	June	Dec.	June	Dec.	June	Dec.
Calgary	16.3	14.3	7.8	7.2	1.4	1.1	1.7	1.8	5.7	7.2	10.7	6.5	9.1	6.4	8.6	7.9
Chicoutimi- Jonquière	**	**	**	**	**	**	**	**	**	**	**	**	**	0.8	3.3	0.7
Edmonton	8.8	13.0	6.5	2.3	2.3	2.3	3.7	2.2	5.7	1.9	6.3	5.1	7.6	6.0	8.1	5.2
Halifax	4.0	3.4	3.9	3.4	2.5	0.4	0.4	0.5	2.3	2.9	3.9	3.5	4.5	1.5	2.4	2.1
Hamilton	**	**	1.3	1.4	1.4	1.9	1.3	**	2.8	1.4	2.0	1.9	2.3	1.6	2.1	2.2
Kitchener	**	**	**	**	**	**	**	**	5.3	**	6.0	**	4.7	1.6	5.1	3.6
London	**	**	**	**	**	**	3.9	**	6.9	3.0	6.2	2.3	7.2	4.2	8.4	3.6
Montreal	6.9	6.6	5.9	4.4	1.2	4.7	7.2	5.5	7.9	6.2	7.0	4.4	5.6	3.0	3.9	2.0
Ottawa-Hull	7.7	8.2	8.8	7.1	1.9	1.3	1.6	1.2	2.1	1.3	2.0	1.7	2.4	1.6	2.1	1.9
Ottawa	7.7	8.1	8.7	7.3	1.9	1.4	1.6	1.2	2.1	1.2	2.0	1.5	2.1	1.5	2.0	1.9
Hull	7.9	8.7	9.0	3.5	0.8	0.5	1.1	0.7	1.3	2.9	2.8	3.2	4.3	2.8	2.6	2.2
Quebec	**	6.6	6.4	5.1	2.2	2.2	2.8	**	3.7	1.9	4.9	4.3	7.0	5.5	5.5	3.1
Regina	**	**	**	**	**	**	3.8	**	10.7	**	6.5	**	3.1	1.0	1.6	1.0
St. Catharines	**	**	**	**	**	**	**	**	**	**	**	**	2.8	3.3	3.3	4.4
- Niagara	**	**	**	**	**	**	0.4	**	1.5	**	0.7	**	0.4	1.1	1.0	0.4
Saint John	**	**	**	**	**	**	18.9	15.5	20.7	**	3.6	**	0.9	0.0	0.3	0.3
St. John's	**	**	**	**	**	**	10.1	**	20.3	**	16.4	**	8.7	0.5	6.4	0.3
Saskatoon	**	**	**	**	**	**	**	**	0.3	**	0.3	**	4.9	5.3	9.8	10.7
Sudbury	**	**	**	**	**	**	**	**	**	**	**	**	0.6	0.8	1.5	0.9
Thunder Bay	**	**	**	**	**	**	2.4	**	2.5	2.4	2.7	3.2	2.9	2.3	1.8	1.4
Toronto	4.0	2.6	1.5	0.9	1.1	1.4	1.1	0.8	2.5	2.0	3.9	2.6	2.3	0.5	0.9	0.3
Vancouver	4.0	4.4	4.0	1.3	1.0	1.3	1.1	**	5.2	**	4.1	**	3.0	0.8	1.4	0.3
Victoria	**	**	**	**	**	**	3.2	**	0.9	1.7	1.8	1.7	1.4	2.6	2.7	1.9
Windsor	**	**	**	**	1.0	1.5	0.6	**	2.5	3.3	3.4	5.5	5.1	4.2	3.9	3.3
Winnipeg	3.8	5.6	4.9	4.1	1.5	1.5	1.5	1.6	2.5	3.3	3.4	5.5	5.1	4.2	3.9	3.3
TOTAL (3)	5.7	5.5	4.4	3.1	1.3	2.6	3.8	3.1	4.7	3.6	4.8	3.7	4.3	2.7	3.3	2.1

(1) Data for the period 1963-1968 relate to the month of June.

(2) December 1969 vacancy rates are not strictly comparable due to different time lags used in defining "New" and "Old" apartment structures.

(3) Weighted Average of Metropolitan Areas surveyed.

** Not Available.

TABLE II
VACANCY RATES IN APARTMENT STRUCTURES
OF SIX UNITS AND OVER
PRIVATELY INITIATED

TORONTO
METROPOLITAN AREA

1963 - 1973⁽¹⁾

(PER CENT)

Period	Structure Size - In Dwelling Units								
	6-9	10-19	20-29	30-49	50-99	100-199	200+	Total	20+
1963	4.5	4.3	5.7	3.5	4.2	5.2		4.4	4.6
1964	3.0	2.3	2.9	1.7	2.7	4.7		2.8	3.0
1965	1.8	1.3	1.6	1.9	1.2	1.3		1.6	1.5
1966	1.2	0.7	**	**	**	**	**	1.0	1.0
1967	0.6	0.5	0.7	1.0	0.9	1.2		1.2	1.3
1968	1.6	1.4	1.1	1.2	1.0	2.1	1.9	1.5	1.5
1969 - June	1.2	1.9	1.3	1.7	1.6	4.0	4.3	2.7	2.8
- Dec. (2)	1.1	1.9	1.2	1.7	2.0	3.6	2.6	2.3	2.4
1970 - June	1.8	2.2	1.4	2.1	2.0	4.5	3.0	2.8	2.9
- Dec.	1.4	1.6	1.3	1.4	2.1	3.9	3.8	2.7	2.9
1971 - June	1.9	2.4	1.3	2.3	2.0	3.2	5.0	3.0	3.1
- Dec.	1.9	2.5	1.8	2.0	2.6	3.9	5.9	3.6	3.7
1972 - June	1.5	2.4	2.1	2.4	3.0	3.5	4.7	3.3	3.5
- Dec.	1.7	1.5	1.1	1.6	1.8	2.5	4.0	2.5	2.6
1973 - June	2.2	1.9	1.2	1.6	1.7	2.0	3.0	2.1	2.1
- Dec.	0.8	1.5	0.9	1.3	1.2	1.6	2.1	1.5	1.6

(1) Data for the period 1963 - 1968 relate to the month of June.

(2) December 1969 vacancy rates are not strictly comparable due to different time lags used in defining "New" and "Old" apartment structures.

** Not Available.

TABLE III

VACANCY RATES IN APARTMENT STRUCTURES
OF SIX UNITS AND OVER
PRIVATELY INITIATED
TORONTO
METROPOLITAN AREA
1971 - 1973
(PER CENT)

Area	1971		1972		1973			
	June	Dec.	June	Dec.	June	December		
						Completed Prior to July 1972	Completed July 1972 - June 1973	Total
<u>Metropolitan Municipality:</u>								
Toronto City:								
Central Part - Zone 1	3.6	2.5	4.5	2.7	3.7	2.1	-	2.1
Easterly Part - Zone 2	1.6	1.9	1.6	1.6	1.8	0.9	-	0.9
Northerly Part - Zone 3	2.8	2.8	2.1	0.8	1.4	0.8	-	0.8
Westerly Part - Zone 4	2.2	1.7	2.0	1.4	1.7	1.8	-	1.8
Sub-Total	2.8	2.4	2.7	1.5	2.2	1.4	-	1.4
Etobicoke Borough:								
Northerly Part - Zone 5	2.0	2.6	2.7	1.6	1.4	0.7	16.9	1.7
Southerly Part - Zone 6	1.5	3.4	1.8	1.9	1.6	1.1	0.0	1.1
Sub-Total	1.8	2.9	2.3	1.7	1.5	0.9	16.6	1.5
Scarborough Borough - Zone 7	3.3	5.5	4.2	4.5	3.7	2.4	2.5	2.4
York Borough - Zone 8	3.7	2.9	2.5	2.0	0.7	1.8	**	1.8
East York Borough - Zone 9	1.5	4.7	4.3	2.9	2.3	1.4	**	1.4
York North Borough:								
Easterly Part - Zone 10	3.6	4.3	3.2	3.3	2.1	1.4	0.7	1.4
Westerly Part - Zone 11	3.3	3.7	3.5	2.5	1.4	1.3	0.0	1.2
Sub-Total	3.4	4.0	3.4	2.9	1.7	1.3	0.5	1.3
TOTAL METROPOLITAN MUNICIPALITY	2.9	3.4	3.1	2.4	2.0	1.5	5.8	1.5

Not Available

Table III cont'd

TABLE III

VACANCY RATES IN APARTMENT STRUCTURES
OF SIX UNITS AND OVER
PRIVATELY INITIATED
TORONTO
METROPOLITAN AREA
1971 - 1973
(PER CENT)

A r e a	1971		1972		1973			
	June	Dec.	June	Dec.	June	December		Total
						Completed Prior to July 1972	Completed July 1972 - June 1973	
<u>Remainder of Census Metropolitan Area:</u>								
Mississauga Town - Zone 12	5.3	6.1	5.8	4.5	4.4	2.2	8.5	2.2
Streetsville Town - Zone 13	5.2	7.9	1.7	1.2	0.5	0.7	-	0.0
Port Credit Town - Zone 14	2.5	4.3	5.8	3.8	2.9	1.6	0.5	1.0
Oakville & Milton Towns - Zone 15	5.0	3.1	3.6	2.0	1.0	1.0	**	1.0
Brampton - Zone 16	*	*	6.0	1.2	1.0	0.9	0.0	0.0
Chinguacousy Esquesing Twp. Georgetown & Acton Albion Twp., Bolton - Zone 17	*	*	15.8	5.4	0.1	1.8	0.0	1.0
Toronto Gore King Twp. and Vaughan Town								
Richmond Hill - Zone 18	*	*	1.0	1.1	0.0	0.2	0.0	0.0
Pickering Twp. Pickering Village Ajax Newmarket Town - Zone 19	*	*	0.4	2.3	0.9	0.0	0.0	0.0
Aurora Town Whitchurch Stouffville								
Markham Town - Zone 20	*	*	2.7	1.5	0.3	0.8	**	0.0
Total Remaining Part	4.6	5.3	5.2	3.3	2.7	1.6	2.2	1.0
METROPOLITAN TORONTO (CENSUS AREA)	3.0	3.6	3.3	2.5	2.1	1.5	4.3	1.0

* Vacancy rates not comparable due to zone restructuring.

** Not Available.

VACANCY RATES IN APARTMENT STRUCTURES OF SIX UNITS AND OVER
PRIVATELY INITIATED, BY SIZE OF STRUCTURE
TORONTO
METROPOLITAN AREA
1973
(PER CENT)

** Not Available.

VACANCY RATES IN APARTMENT STRUCTURES OF SIX UNITS AND OVER
PRIVATELY INITIATED, BY SIZE OF STRUCTURE

TORONTO METROPOLITAN AREA 1973 (PER CENT)																		
A r e a	Number of Units																	
	6-9		10-19		20-29		30-49		50-99		100-199		200+		Total		20+	
	June	Dec.	June	Dec.	June	Dec.	June	Dec.	June	Dec.	June	Dec.	June	Dec.	June	Dec.		
<u>Remainder of Census Metropolitan Area:</u>																		
- Zone 12	5.6	0.0	1.0	4.2	2.0	0.7	2.5	0.8	5.4	2.6	4.8	2.5	1.5	3.8	4.4	2.5	4.5	2.5
- Zone 13	-	-	0.0	0.0	-	-	0.0	0.0	1.3	1.9	-	-	-	-	0.5	0.7	0.6	0.8
- Zone 14	12.2	2.2	3.5	0.0	2.1	1.1	1.2	0.3	1.5	2.1	3.6	1.8	**	**	2.9	1.4	1.9	1.4
Oakville & Milton																		
Towns	0.0	0.0	0.7	0.0	0.0	0.0	2.0	0.7	1.1	1.3	0.2	1.2	-	-	1.0	1.0	1.1	1.1
Brampton	0.0	0.0	1.2	0.0	1.5	0.0	1.3	1.7	0.9	1.0	0.9	0.1	-	-	1.0	0.8	1.0	0.8
Chinguacousy																		
Esquesing Twp.)																		
Georgetown & Acton)	0.0	0.0	0.0	0.0	1.1	2.3	**	**	**	0.0	**	**	-	-	0.1	1.1	0.2	1.3
Albion Twp., Bolton, Toronto Gore)																		
King Twp. & Vaughan Town)																		
Richmond Hill	-	-	0.0	0.0	**	**	0.0	0.3	0.0	0.0	**	**	-	-	0.0	0.1	0.0	0.1
Pickering Twp.)																		
Pickering Village)																		
Ajax)	1.8	0.0	0.4	0.0	**	0.0	0.0	0.0	2.2	0.0	-	-	-	-	0.9	0.0	1.0	0.0
Newmarket Town)																		
Aurora Town)																		
Whitchurch Stouffville)																		
Markham Town	-	-	**	**	-	-	**	0.0	0.0	0.6	0.5	1.0	-	-	0.3	0.7	0.3	0.8
- Zone 20																		
Total Remaining Part	5.6	0.8	1.0	1.0	1.3	0.7	1.3	0.8	2.9	1.8	3.5	1.8	1.2	3.2	2.7	1.7	2.7	1.7
METROPOLITAN TORONTO (CENSUS AREA)	2.2	0.8	1.9	1.5	1.2	0.9	1.6	1.3	1.7	1.2	2.0	1.6	3.0	2.1	2.1	1.5	2.1	1.6

TABLE V

VACANCY RATES IN APARTMENT STRUCTURES OF SIX UNITS AND OVER
PRIVATELY INITIATED, BY NUMBER OF BEDROOMS

TORONTO
METROPOLITAN AREA
1973
(PER CENT)

A r e a	Number of Bedrooms									
	Bachelor		One		Two		Three or more		Total	
	June	Dec.	June	Dec.	June	Dec.	June	Dec.	June	Dec.
Metropolitan Municipality:										
Toronto City:										
Central Part - Zone 1	3.4	2.1	3.7	2.4	4.2	1.5	4.6	1.7	3.7	2.1
Easterly Part - Zone 2	2.1	0.5	1.8	1.2	1.8	0.5	0.0	0.0	1.8	0.9
Northerly Part - Zone 3	2.6	1.0	0.6	0.8	2.1	0.6	0.7	0.3	1.4	0.8
Westerly Part - Zone 4	3.5	1.5	1.4	2.5	1.3	0.6	0.0	0.6	1.7	1.8
Sub-Total	3.0	1.5	1.8	1.7	2.4	0.8	1.6	0.7	2.2	1.4
Etobicoke:										
Northerly Part - Zone 5	0.0	0.6	1.6	0.7	0.9	2.2	2.5	2.2	1.4	1.7
Southerly Part - Zone 6	1.9	2.9	1.6	1.1	1.7	0.8	0.0	1.7	1.6	1.1
Sub-Total	1.6	2.4	1.6	0.9	1.2	1.7	2.3	2.1	1.5	1.5
Scarborough										
Borough - Zone 7	0.8	0.0	4.4	2.5	3.4	2.7	2.8	1.0	3.7	2.4
York Borough - Zone 8	0.7	1.1	0.7	1.6	0.8	2.1	0.4	4.1	0.7	1.8
East York										
Borough - Zone 9	0.8	0.9	2.2	1.4	2.4	1.3	5.7	2.3	2.3	1.4
York North Borough:										
Easterly Part - Zone 10	0.0	1.7	1.3	1.6	2.9	1.4	1.8	1.2	2.1	1.4
Westerly Part - Zone 11	0.7	0.3	0.9	1.1	1.6	1.4	2.0	1.1	1.4	1.2
Sub-Total	0.5	0.6	1.1	1.3	2.2	1.4	1.9	1.1	1.7	1.3
TOTAL METROPOLITAN MUNICIPALITY	2.4	1.4	1.8	1.6	2.2	1.5	2.2	1.4	2.0	1.5

Not Available.

Table V (Cont'd)

TABLE V

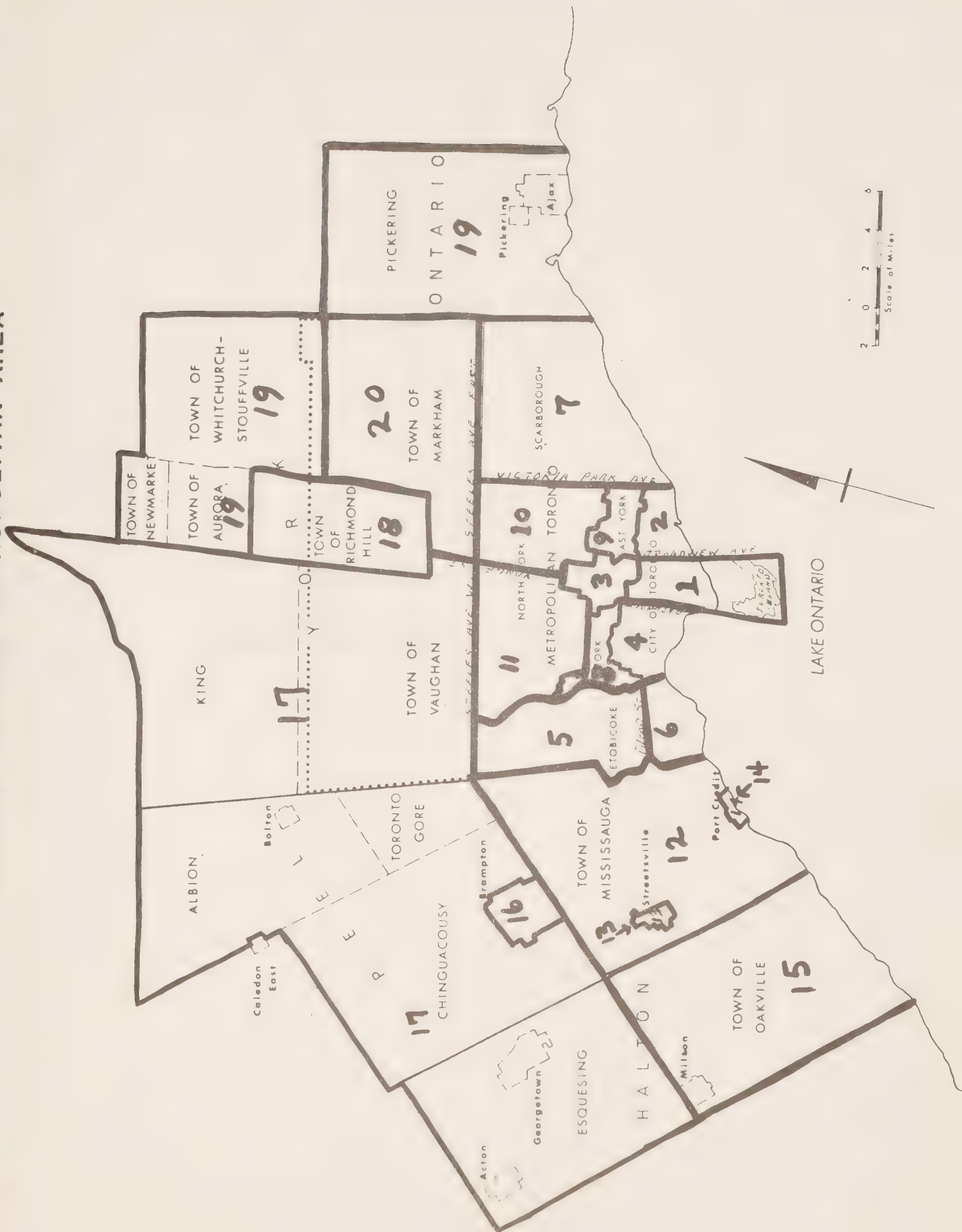
VACANCY RATES IN APARTMENT STRUCTURES OF SIX UNITS AND OVER
PRIVATELY INITIATED, BY NUMBER OF BEDROOMS

TORONTO
METROPOLITAN AREA
1973
(PER CENT)

Area	Number of Bedrooms									
	Bachelor		One		Two		Three or more		Total	
	June	Dec.	June	Dec.	June	Dec.	June	Dec.	June	Dec.
Remainder of Census Metropolitan Area:										
Mississauga Town - Zone 12	4.8	3.0	4.9	2.1	4.2	2.7	3.8	3.4	4.4	2.5
Streetsville Town- Zone 13	0.0	0.0	0.6	1.2	0.4	0.4	**	**	0.5	0.7
Port Credit Town - Zone 14	1.2	0.0	3.0	2.1	2.8	0.8	3.9	1.3	2.9	1.4
Oakville & Milton Towns - Zone 15	0.8	0.0	1.3	0.1	1.1	1.3	0.0	2.8	1.0	1.0
Brampton - Zone 16	1.1	0.0	0.8	0.9	1.1	0.8	0.8	0.0	1.0	0.8
Chinguacousy) Esquesing Twp.) Georgetown & Acton) Albion Twp. - Zone 17	0.0	0.0	0.0	1.5	0.3	1.3	0.0	0.0	0.1	1.1
Bolton, Goronto Gore) King Twp. and Vaughan Town)										
Richmond Hill - Zone 18	0.0	0.0	0.0	0.0	0.0	0.2	0.0	0.0	0.0	0.1
Pickering Twp.) Pickering Village) Ajax) - Zone 19	0.0	0.0	0.5	0.0	0.9	0.0	4.9	0.0	0.9	0.0
Newmarket Town) Aurora Town) Whitchurch Stouffville)										
Markham Town - Zone 20	0.0	0.0	0.0	0.2	0.6	1.1	0.0	0.9	0.3	0.7
Total Remaining Part	2.4	1.2	2.9	1.4	2.6	1.7	2.6	2.5	2.7	1.7
METROPOLITAN TORONTO (CENSUS AREA)	2.4	1.4	1.9	1.6	2.2	1.5	2.2	1.5	2.1	1.5

** Not Available.

TORONTO CENSUS METROPOLITAN AREA





A P P E N D I X

Rental Ranges of Vacancy Units

Toronto Census Metropolitan Area - December 1973

BACHFLOR UNITS

APPENDIX TABLE 1

Rental Ranges of Vacant Units in the Sample of Privately Initiated Apartment Structures of Six Units and Over Toronto Census Metropolitan Area - December 1973

	Distribution of Rents (\$)														Average Rent (\$)			
	Under 80	80-89	90-99	100-109	110-119	120-129	130-139	140-149	150-159	160-169	170-179	180-189	190-199	200-209	210-219	220-229	230 +	
	(Number of Vacant Apartment Units)																	
Toronto City	-	4	*	7	*	5	11	17	23	26	21	5	*	3	-	*	-	152
Etobicoke Borough	-	-	-	-	-	*	18	-	3	4	*	-	-	-	-	-	-	143
Scarborough Borough	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
York Borough	-	-	-	-	*	*	*	*	-	*	-	-	-	-	-	-	-	136
East York Borough	-	-	-	-	-	-	*	4	-	-	-	*	-	-	-	-	-	151
North York Borough	-	-	-	-	-	-	*	-	-	-	-	-	-	-	-	-	-	-
Mississauga Town (inc. Streetsville & Port Credit)	-	-	-	-	-	3	*	*	*	-	-	-	-	-	-	-	-	138
Remainder of Census Metro	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
% Distribution	-	2	1	4	2	7	19	13	15	18	12	4	1	2	-	1	-	-

Average Census Metro Rent \$ 149

(-) Nil vacant units in the structures sampled.

(*) Less than three vacant units in the structures sampled.

Note: The above table illustrates the ranges of rentals being asked for vacant units found in the sample of privately initiated apartment structures visited during the December 1973 Apartment Vacancy Survey. Since no attempt has been made to adjust to the total universe, the figures shown are not necessarily representative of the private rental market as a whole.

ONE BEDROOM UNITS

APPENDIX TABLE 2

Rental Ranges of Vacant Units in the Sample of Privately Initiated
Apartment Structures of Six Units and Over
Toronto Census Metropolitan Area - December 1973

	Distribution of Rents (\$)																Average Rent (\$)
	Under 120	120-129	130-139	140-149	150-159	160-169	170-179	180-189	190-199	200-209	210-219	220-229	230-239	240-249	250-259	260-269	270 +
	(Number of Vacant Apartment Units)																
Toronto City	*	6	6	30	32	59	91	88	52	33	20	9	3	-	*	-	10
Etobicoke Borough	-	*	12	13	12	4	9	-	*	*	*	-	-	-	-	-	-
Scarborough Borough	-	-	*	*	35	62	76	12	3	3	-	-	-	-	-	-	-
York Borough	-	*	*	8	9	19	31	7	7	*	*	-	-	-	-	-	-
East York Borough	-	-	*	5	8	6	75	6	7	5	-	-	*	-	-	-	*
North York Borough	-	-	*	8	14	72	51	60	17	7	-	*	*	-	-	-	-
Mississauga Town (inc. Streetsville & Port Credit)	-	-	*	18	49	23	18	*	*	-	3	-	-	-	-	-	-
Remainder of Census Metro	-	-	-	4	7	3	*	*	-	-	-	-	-	-	-	-	-
% Distribution	1	1	2	7	13	20	28	14	7	4	2	1	1	-	1	-	1

Average Census Metro Rent \$ 173

- (-) Nil vacant units in the structures sampled.
- (*) Less than three vacant units in the structures sampled.

Note: The above table illustrates the ranges of rentals being asked for vacant units found in the sample of privately initiated apartment structures visited during the December 1973 Apartment Vacancy Survey. Since no attempt has been made to adjust to the total universe, the figures shown are not necessarily representative of the private rental market as a whole.

TWO BEDROOM UNITS

APPENDIX TABLE 3

Rental Ranges of Vacant Units in the Sample of Privately Initiated
Apartment Structures of Six Units and Over
Toronto Census Metropolitan Area - December 1973

	Distribution of Rents (\$)															Average Rent (\$)		
	Under 140	140-149	150-159	160-169	170-179	180-189	190-199	200-209	210-219	220-229	230-239	240-249	250-259	260-269	270-279		280-289	290 +
	(Number of Vacant Apartment Units)																	
Toronto City	*	*	-	4	9	3	7	-	3	8	3	9	14	5	9	5	22	270
Etobicoke Borough	*	*	7	*	9	-	9	3	3	9	5	36	29	59	3	-	-	237
Scarborough Borough	-	-	5	6	77	64	91	14	3	3	*	10	-	-	-	-	-	188
York Borough	-	-	-	*	*	11	52	*	28	*	-	-	*	-	-	-	-	200
East York Borough	-	-	-	4	3	4	22	-	-	15	4	6	4	4	-	-	*	214
North York Borough	-	-	*	9	18	51	126	54	22	12	5	4	-	*	*	-	-	195
Mississauga Town (inc. Streetsville & Port Credit)	-	3	-	12	34	39	16	12	34	*	*	*	-	3	*	-	-	193
Remainder of Census Metro	-	-	-	6	10	16	5	4	-	-	-	*	-	-	*	-	-	184
Distribution	1	1	1	4	13	15	27	7	8	4	2	6	4	6	1	1	2	

Average Census Metro Rent \$ 207

(-) Nil vacant units in the structures sampled.

(*) Less than three vacant units in the structures sampled.

Note: The above table illustrates the ranges of rentals being asked for vacant units found in the sample of privately initiated apartment structures visited during the December 1973 Apartment Vacancy Survey. Since no attempt has been made to adjust to the total universe, the figures shown are not necessarily representative of the private rental market as a whole.

THREE BEDROOM UNITS

APPENDIX TABLE 4

Rental Ranges of Vacant Units in the Sample of Privately Initiated
Apartment Structures in Six Units and Over
Toronto Census Metropolitan Area - December 1973

Government
Publication

	Distribution of Rents (\$)																Average Rent (\$)
	Under 190	190-199	200-209	210-219	220-229	230-239	240-249	250-259	260-269	270-279	280-289	290-299	300-309	310-319	320-329	330-339	340 +
	(Number of Vacant Apartment Units)																
Toronto City	*	*	-	-	-	*	-	*	-	-	8	-	-	-	-	-	6
Etobicoke Borough	*	-	*	*	*	4	*	7	*	10	-	-	8	12	*	-	*
Scarborough Borough	-	5	-	-	-	*	*	*	*	*	-	-	*	-	-	-	*
York Borough	-	-	-	-	-	-	-	3	*	-	-	-	-	-	-	-	-
East York Borough	-	-	-	-	-	-	-	*	-	3	-	*	-	-	-	-	4
North York Borough	-	*	8	3	-	6	5	4	4	4	-	-	-	-	-	-	*
Mississauga (inc. Streetsville & Port Credit)	3	*	3	3	7	*	*	-	-	-	-	-	-	-	*	*	*
Remainder of Census Metro	-	-	*	*	-	-	*	-	*	-	-	-	*	-	-	-	-
% Distribution	2	4	6	7	14	21	5	8	4	8	3	1	4	5	1	1	7
	Average Census Metro Rent																\$ 258

(-) Nil vacant units in the structures sampled.
(*) Less than three vacant units in the structures sampled.

Note: The above table illustrates the ranges of rentals being asked for vacant units found in the sample of privately initiated apartment structures visited during the December 1973 Apartment Vacancy Survey. Since no attempt has been made to adjust to the total universe, the figures shown are not necessarily representative of the private rental market as a whole.

Canada

CENTRAL MORTGAGE AND HOUSING CORPORATION
SOCIÉTÉ CENTRALE D'HYPOTHÈQUES ET DE LOGEMENT

Toronto Office • 650 Lawrence Ave. W. • Toronto M6A 1B2, Ont.
Bureau de Toronto • 650 ouest, ave. Lawrence • Toronto M6A 1B2, Ont.

Toronto Apartment Vacancy Survey
June 1974

July, 1974.

Re: Apartment Vacancy Survey
June, 1974

We are pleased to provide you with the results of our semi-annual apartment vacancy survey which was conducted in the Census Metropolitan Area of Toronto during the first week in June, 1974.

The survey of apartment buildings containing six or more self-contained units covered on a sample basis those units completed prior to December 31st, 1972 and all units completed in the calendar year 1973. In addition to vacancy information, we also collected data on the asking rentals for the vacant units. The results of these tabulations are shown in an Appendix to this report.

Information was obtained through interviews with apartment owners and building superintendents. Approximately 182,400 units were sampled out of an estimated universe of 233,000 privately initiated units.

If this survey needs to be explained in any way, you may contact our office in Toronto or our Regional Economist at (416)-361-0420.

R. D. Parkinson
Manager

TABLE 1

VACANCY RATES IN APARTMENT STRUCTURES OF SIX UNITS AND OVER
PUBLICLY AND PRIVATELY INITIATED, IN METROPOLITAN AREAS

1963 - 1974 (1)
(Per Cent)

Metropolitan Area	1963	1964	1965	1966	1967	1968	1969		1970		1971		1972		1973		1974
							June	Dec.(2)	June	Dec.	June	Dec.	June	Dec.	June	Dec.	
Calgary	16.3	14.3	7.8	7.2	1.4	1.1	1.7	1.8	5.7	7.2	10.7	6.5	9.1	6.4	8.6	7.9	5.9
Chicoutimi - Jonquière	**	**	**	**	**	**	**	**	**	**	**	**	5.0	0.8	3.3	0.7	4.1
Edmonton	8.8	13.0	6.5	2.3	2.3	2.3	3.7	2.2	5.7	1.9	6.3	5.1	7.6	6.0	8.1	5.2	5.4
Halifax	4.0	3.4	3.9	3.4	2.5	0.4	0.4	0.5	2.3	2.9	3.9	3.5	4.5	1.5	2.4	2.1	2.7
Hamilton	**	**	1.3	1.4	1.4	1.9	1.3	**	2.8	1.4	2.0	1.9	2.3	1.6	2.1	2.2	2.1
Kitchener	**	**	**	**	**	**	**	**	5.3	**	6.0	**	4.7	1.6	5.1	3.6	7.1
London	**	**	**	**	**	**	3.9	**	6.9	3.0	6.2	2.3	7.2	4.2	8.4	3.6	5.9
Montreal	6.9	6.6	5.9	4.4	1.2	4.7	7.2	5.5	7.9	6.2	7.0	4.4	5.6	3.0	3.9	2.0	2.6
Ottawa-Hull	7.7	8.2	8.8	7.1	1.9	1.3	1.6	1.2	2.1	1.3	2.0	1.7	2.4	1.6	2.1	1.9	3.2
Ottawa	7.7	8.1	8.7	7.3	1.9	1.4	1.6	1.2	2.1	1.2	2.0	1.5	2.1	1.5	2.0	1.9	3.5
Hull	7.9	8.7	9.0	3.5	0.8	0.5	1.1	0.7	1.3	2.9	2.8	3.2	4.3	2.8	2.6	2.2	1.8
Quebec	**	6.6	6.4	5.1	2.2	2.2	2.8	**	3.7	1.9	4.9	4.3	7.0	5.5	5.5	3.1	4.3
Regina	**	**	**	**	**	**	3.8	**	10.7	**	6.5	**	3.1	1.0	1.6	1.0	0.7
St. Catharines	**	**	**	**	**	**	**	**	**	**	**	**	2.8	3.3	3.3	4.4	5.2
- Niagara	**	**	**	**	**	**	**	**	1.5	**	0.7	**	0.4	1.1	1.0	0.4	2.1
Saint John	**	**	**	**	**	**	0.4	**	20.7	**	3.6	**	0.9	0.0	0.3	0.3	0.4
St. John's	**	**	**	**	**	**	18.9	15.5	20.3	**	16.4	**	8.7	0.5	6.4	0.3	1.7
Saskatoon	**	**	**	**	**	**	10.1	**	0.3	**	0.3	**	4.9	5.3	9.8	10.7	9.2
Sudbury	**	**	**	**	**	**	**	**	**	**	**	**	0.6	0.8	1.5	0.9	1.7
Thunder Bay	**	**	**	**	**	**	**	**	**	**	**	**	2.9	2.3	1.8	1.4	0.9
Toronto	4.0	2.6	1.5	0.9	1.1	1.4	2.4	2.1	2.5	2.4	2.7	3.2	2.9	2.3	0.9	0.3	0.3
Vancouver	4.0	4.4	4.0	1.3	1.0	1.3	1.1	0.8	2.5	2.0	3.9	2.6	2.3	0.5	0.9	0.3	0.3
Victoria	**	**	**	**	**	**	3.2	**	5.2	**	4.1	**	3.0	0.8	1.4	0.3	0.5
Windsor	**	**	**	**	1.0	1.5	0.6	**	0.9	1.7	1.8	1.7	1.4	2.6	2.7	1.9	2.9
Winnipeg	3.8	5.6	4.9	4.1	1.5	1.5	1.5	1.6	2.5	3.3	3.4	5.5	5.1	4.2	3.9	3.3	2.6
TOTAL (3)	5.7	5.5	4.4	3.1	1.3	2.6	3.8	3.1	4.7	3.6	4.8	3.7	4.3	2.7	3.3	2.1	2.4

(1) Data for the period 1963-1968 relate to the month of June.

(2) December 1969 vacancy rates are not strictly comparable due to different time lags used in defining "New" and "Old" apartment structures.

(3) Weights: Average of Metropolitan Areas surveyed.

TABLE II

VACANCY RATES IN APARTMENT STRUCTURES
OF SIX UNITS AND OVER
PRIVATELY INITIATED

TORONTO
METROPOLITAN AREA

1963 - 1974 (1)

(PER CENT)

Period	Structure Size - In Dwelling Units									
	6-9	10-19	20-29	30-49	50-99	100-199	200 +	Total	20 +	
1963	4.5	4.3	5.7	3.5	4.2		5.2	4.4	4.6	
1964	3.0	2.3	2.9	1.7	2.7		4.7	2.8	3.0	
1965	1.8	1.3	1.6	1.9	1.2		1.3	1.6	1.5	
1966	1.2	0.7	**	**	**	**	1	**	1.0	1.0
1967	0.6	0.5	0.7	1.0	0.9		1.2	1.2	1.3	
1968	1.6	1.4	1.1	1.2	1.0	2.1	1.9	1.5	1.5	
1969 - June	1.2	1.9	1.3	1.7	1.6	4.0	4.3	2.7	2.8	
- Dec. (2)	1.1	1.9	1.2	1.7	2.0	3.6	2.6	2.3	2.4	
1970 - June	1.8	2.2	1.4	2.1	2.0	4.5	3.0	2.8	2.9	
- Dec.	1.4	1.6	1.3	1.4	2.1	3.9	3.8	2.7	2.9	
1971 - June	1.9	2.4	1.3	2.3	2.0	3.2	5.0	3.0	3.1	
- Dec.	1.9	2.5	1.8	2.0	2.6	3.9	5.9	3.6	3.7	
1972 - June	1.5	2.4	2.1	2.4	3.0	3.5	4.7	3.3	3.5	
- Dec.	1.7	1.5	1.1	1.6	1.8	2.5	4.0	2.5	2.6	
1973 - June	2.2	1.9	1.2	1.6	1.7	2.0	3.0	2.1	2.1	
- Dec.	0.8	1.5	0.9	1.3	1.2	1.6	2.1	1.5	1.6	
1974 - June	0.8	1.0	1.0	1.1	0.7	0.9	1.6	1.0	1.1	

- 1) Data for the period 1963 - 1968 relate to the month of June.
- 2) December 1969 vacancy rates are not strictly comparable due to different time lags used in defining "New" and "Old" apartment structures.

* Not Available.

TABLE III

VACANCY RATES IN APARTMENT STRUCTURES
OF SIX UNITS AND OVER
PRIVATELY INITIATED

TORONTO
METROPOLITAN AREA
 1972 - 1974
 (PER CENT)

AREA	1972		1973		1974		
	June	Dec.	June	Dec.	June		Total
					Completed Prior to 1973	Completed During 1973	
<u>Metropolitan Municipality:</u>							
Toronto City:							
Central Part - Zone 1	4.5	2.7	3.7	2.1	2.1	**	2.1
Easterly Part - Zone 2	1.6	1.6	1.8	0.9	1.4	**	1.4
Northerly Part - Zone 3	2.1	0.8	1.4	0.8	0.9	**	0.9
Westerly Part - Zone 4	2.0	1.4	1.7	1.8	0.9	**	0.9
Sub-Total	2.7	1.5	2.2	1.4	1.3	0.8	1.3
Etobicoke Borough:							
Northerly Part - Zone 5	2.7	1.6	1.4	1.7	0.4	19.3	1.8
Southerly Part - Zone 6	1.8	1.9	1.6	1.1	0.3	-	0.3
Sub-Total	2.3	1.7	1.5	1.5	0.3	19.3	1.2
Scarborough Borough- Zone 7	4.2	4.5	3.7	2.4	1.0	2.2	1.1
York Borough - Zone 8	2.5	2.0	0.7	1.8	1.0	13.6	1.3
East York Borough - Zone 9	4.3	2.9	2.3	1.4	0.8	**	0.8
York North Borough:							
Easterly Part - Zone 10	3.2	3.3	2.1	1.4	0.7	0.0	0.7
Westerly Part - Zone 11	3.5	2.5	1.4	1.2	0.8	0.7	0.8
Sub-Total	3.4	2.9	1.7	1.3	0.8	0.4	0.7
TOTAL METROPOLITAN MUNICIPALITY	3.1	2.4	2.0	1.5	1.0	5.3	1.1

** Not Available.

Table III cont'd

TABLE III (CONT'D.)

VACANCY RATES IN APARTMENT STRUCTURES
OF SIX UNITS AND OVER
PRIVATELY INITIATED

TORONTO

METROPOLITAN AREA
1972 - 1974
(PER CENT)

AREA	1972		1973		1974		
	June	Dec.	June	Dec.	June		Total
					Completed Prior to 1973	Completed During 1973	
Remainder of Census Metropolitan Area:							
Mississauga Town - Zone 12	5.8	4.5	4.4	2.5	1.2	2.4	1.3
Streetsville Town - Zone 13	1.7	1.2	0.5	0.7	0.5	-	0.5
Port Credit Town - Zone 14	5.8	3.8	2.9	1.4	1.1	**	1.0
Oakville & Milton Towns - Zone 15	3.6	2.0	1.0	1.0	0.6	**	0.6
Brampton - Zone 16	6.0	1.2	1.0	0.8	0.0	0.2	0.0
Chinguacousy Esquesing Twp. Georgetown & Acton Albion Twp., Bolton - Zone 17	15.8	5.4	0.1	1.1	0.1	0.0	0.1
Toronto Gore King Twp. and Vaughan Town							
Richmond Hill - Zone 18	1.0	1.1	0.0	0.1	0.1	**	0.1
Pickering Twp. Pickering Village Ajax							
Newmarket Town - Zone 19	0.4	2.3	0.9	0.0	0.0	0.0	0.0
Aurora Town Whitchurch Stouffville							
Markham Town - Zone 20	2.7	1.5	0.3	0.7	0.7	**	0.7
Total Remaining Part	5.2	3.3	2.7	1.7	0.8	1.3	0.8
METROPOLITAN TORONTO (CENSUS AREA)	3.3	2.5	2.1	1.5	0.9	4.0	1.0

Vacancy rates not comparable due to zone restructuring.
Not Available.

VACANCY RATES IN APARTMENT STRUCTURES OF SIX UNITS AND OVER
PRIVATELY INITIATED, BY SIZE OF STRUCTURE

METROPOLITAN AREA
June 1973 - 1974
(PER CENT)

AREA	Number of Units																			
	6-9		10-19		20-29		30-49		50-99		100-199		200+		Total		20+			
	1973	1974	1973	1974	1973	1974	1973	1974	1973	1974	1973	1974	1973	1974	1973	1974				
<u>Metropolitan Municipality:</u>																				
Toronto City:																				
Central Part	-	Zone 1	2.5	1.5	4.6	2.8	2.4	1.7	5.7	6.0	2.0	1.0	5.3	1.9	3.8	1.9	3.7	2.1	3.8	2.1
Easterly Part	-	Zone 2	5.3	0.0	0.0	0.4	4.4	0.7	1.2	3.6	1.0	0.9	-	-	1.1	1.4	1.8	1.4	1.8	1.7
Northerly Part	-	Zone 3	0.0	0.0	1.1	3.6	0.4	0.9	0.7	0.2	2.0	0.9	0.5	0.4	2.0	1.3	1.4	0.9	1.4	0.8
Westerly Part	-	Zone 4	4.2	2.7	3.2	0.2	0.3	0.7	2.3	1.6	1.6	0.3	0.6	0.7	1.0	0.8	1.7	0.9	1.2	0.7
Sub-Total			3.1	1.6	2.3	1.7	1.6	1.0	2.2	2.1	1.8	0.8	1.8	0.8	2.4	1.4	2.2	1.3	2.1	1.3
Etobicoke Borough:																				
Northerly Part	-	Zone 5	0.0	0.0	0.0	0.0	0.0	0.5	0.3	0.0	1.4	0.2	2.0	0.6	1.4	10.4	1.4	1.8	1.5	1.9
Southerly Part	-	Zone 6	1.2	0.0	4.5	0.0	1.4	0.2	2.1	0.5	0.8	0.3	0.8	0.2	-	-	1.6	0.3	1.4	0.3
Sub-Total			1.0	0.0	2.1	0.0	1.1	0.3	1.4	0.3	1.2	0.2	1.8	0.5	1.4	10.4	1.5	1.2	1.5	1.3
Scarborough Borough	-	Zone 7	2.7	0.7	3.2	1.1	2.0	0.4	3.3	0.3	2.1	1.0	2.7	0.9	6.5	1.7	3.7	1.1	3.7	1.1
York Borough	-	Zone 8	3.3	0.5	1.2	0.0	0.8	2.2	1.0	0.5	0.2	0.4	0.2	0.6	0.5	4.0	0.7	1.3	0.5	1.4
York East Borough	-	Zone 9	0.0	0.0	1.7	2.9	0.7	0.7	2.0	0.8	1.1	0.6	1.0	0.6	4.0	0.9	2.3	0.8	2.4	0.7
York North Borough:																				
Easterly Part	-	Zone 10	0.0	0.0	0.3	0.3	0.9	2.3	0.5	0.9	1.0	0.3	1.6	0.7	3.7	0.8	2.1	0.7	2.3	0.7
Westerly Part	-	Zone 11	1.3	0.6	1.5	0.5	0.4	0.8	0.4	0.8	0.9	0.4	2.0	1.1	1.5	0.8	1.4	0.8	1.4	0.8
Sub-Total			0.9	0.5	1.1	0.4	0.5	1.2	0.4	0.8	0.9	0.3	1.8	0.9	2.8	0.8	1.7	0.7	1.8	0.8
TOTAL METROPOLITAN MUNICIPALITY																				
			2.0	0.8	2.0	1.1	1.2	1.0	1.6	1.2	1.4	0.6	1.8	0.8	3.0	1.6	2.0	1.1	2.0	1.1

VACANCY RATES IN APARTMENT STRUCTURES OF SIX UNITS AND OVER
PRIVATELY INITIATED, BY SIZE OF STRUCTURE

Number of Units

METROPOLITAN TORONTO
(CENSUS AREA) **Not Available.

TABLE V

VACANCY RATES IN APARTMENT STRUCTURES OF SIX UNITS AND OVER
PRIVATELY INITIATED, BY NUMBER OF BEDROOMS

TORONTO
METROPOLITAN AREA
 JUNE 1973 - 1974
 (PER CENT)

AREA	Number of Bedrooms									
	Bachelor		One		Two		Three or more		Total	
	1973	1974	1973	1974	1973	1974	1973	1974	1973	1974
Metropolitan Municipality:										
Toronto City:										
Central Part - Zone 1	3.4	4.1	3.7	1.5	4.2	1.4	4.6	4.0	3.7	2.1
Easterly Part - Zone 2	2.1	2.6	1.8	1.5	1.8	0.3	0.0	0.0	1.8	1.4
Northerly Part - Zone 3	2.6	1.7	0.6	0.9	2.1	0.6	0.7	0.1	1.4	0.9
Westerly Part - Zone 4	3.5	1.6	1.4	0.8	1.3	0.6	0.0	1.0	1.7	0.9
Sub-Total	3.0	2.7	1.8	1.1	2.4	0.8	1.6	1.3	2.2	1.3
Etobicoke:										
Northerly Part - Zone 5	0.0	0.5	1.6	2.1	0.9	1.6	2.5	2.0	1.4	1.8
Southerly Part - Zone 6	1.9	0.0	1.6	0.4	1.7	0.1	0.0	0.0	1.6	0.3
Sub-Total	1.6	0.1	1.6	1.2	1.2	1.0	2.3	1.8	1.5	1.2
Scarborough Borough										
- Zone 7	0.8	0.4	4.4	1.1	3.4	1.3	2.8	0.2	3.7	1.1
York Borough										
- Zone 8	0.7	0.4	0.7	1.5	0.8	1.2	0.4	2.6	0.7	1.3
East York Borough										
- Zone 9	0.8	1.5	2.2	0.9	2.4	0.7	5.7	0.2	2.3	0.8
York North Borough:										
Easterly Part - Zone 10	0.0	0.0	1.3	1.2	2.9	0.5	1.8	0.5	2.1	0.7
Westerly Part - Zone 11	0.7	1.4	0.9	0.8	1.6	0.7	2.0	0.9	1.4	0.8
Sub-Total	0.5	1.1	1.1	1.0	2.2	0.6	1.9	0.7	1.7	0.7
TOTAL METROPOLITAN MUNICIPALITY	2.4	2.1	1.8	1.1	2.2	0.8	2.2	0.9	2.0	1.1

** Not Available.

TABLE V (CONT'D.)

VACANCY RATES IN APARTMENT STRUCTURES OF SIX UNITS AND OVER
PRIVATELY INITIATED, BY NUMBER OF BEDROOMS

TORONTO

METROPOLITAN AREA

JUNE 1973 - 1974

(PER CENT)

AREA	Number of Bedrooms									
	Bachelor		One		Two		Three or more		Total	
	1973	1974	1973	1974	1973	1974	1973	1974	1973	1974
Remainder of Census Metropolitan Area:										
Mississauga Town - Zone 12	4.8	3.9	4.9	1.1	4.2	1.4	3.8	0.7	4.4	1.3
Streetsville Town- Zone 13	0.0	0.0	0.6	0.0	0.4	0.9	**	**	0.5	0.5
Port Credit Town - Zone 14	1.2	2.7	3.0	1.2	2.8	0.7	3.9	0.0	2.9	1.0
Oakville & Milton Towns - Zone 15	0.8	0.0	1.3	0.5	1.1	0.6	0.0	1.2	1.0	0.6
Brampton - Zone 16	1.1	0.0	0.8	0.1	1.1	0.0	0.8	0.0	1.0	0.0
Chinguacousy) Esquesing Twp.)										
Georgetown & Acton)										
Albion Twp. - Zone 17	0.0	0.0	0.0	0.0	0.3	0.3	0.0	0.0	0.1	0.1
Bolton, Toronto Gore)										
King Twp. and Vaughan Town)										
Richmond Hill - Zone 18	0.0	3.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1
Pickering Twp.)										
Pickering Village)										
Ajax) - Zone 19	0.0	0.0	0.5	0.0	0.9	0.0	4.9	0.0	0.9	0.0
Newmarket Town)										
Aurora Town)										
Whitchurch Stouffville)										
Markham Town - Zone 20	0.0	0.0	0.0	1.0	0.6	0.4	0.0	0.9	0.3	0.7
Total Remaining Part	2.4	2.2	2.9	0.7	2.6	0.8	2.6	0.6	2.7	0.8
METROPOLITAN TORONTO (CENSUS AREA)	2.4	2.1	1.9	1.0	2.2	0.8	2.2	0.9	2.1	1.0

Not Available.

A P P E N D I X

Rental Ranges of Vacant Units

Toronto Census Metropolitan Area - June 1974

BACHELOR UNITS

APPENDIX TABLE 1

Rental Ranges of Vacant Units in the Sample of Privately Initiated

Apartment Structures of Six Units and Over

Toronto Census Metropolitan Area - June 1974

Distribution of Rents (\$)

	Under 80	80-89	90-99	100-109	110-119	120-129	130-139	140-149	150-159	160-169	170-179	180-189	190-199	200-209	210-219	220-229	230+	Average Rent (\$)
	(Number of Vacant Apartment Units)																	
Toronto City	-	6	*	3	*	5	21	16	20	30	38	71	9	-	-	-	-	159
Etobicoke Borough	-	-	-	-	-	-	-	-	-	-	*	-	-	-	-	-	-	*
Scarborough Borough	-	-	-	-	-	-	-	*	-	-	-	*	-	-	-	-	-	*
York Borough	-	-	-	-	-	*	3	*	-	-	*	-	-	-	-	-	-	137
East York Borough	-	-	-	-	-	-	-	4	*	-	*	*	-	-	-	-	*	162
North York Borough	-	-	-	-	-	*	-	*	-	-	*	-	-	-	-	-	-	148
Mississauga Town (inc. Streetsville & Port Credit)	-	-	-	-	-	*	*	4	*	8	-	-	-	-	-	-	-	147
Remainder of Census Metro	-	-	-	-	-	*	-	-	*	-	-	-	-	-	-	-	-	*
% Distribution	-	2	1	1	4	4	9	11	9	14	17	28	3	-	-	-	-	

(-) Nil Vacant units in the structures sampled

(*) Less than three vacant units in the structures sampled

Average Census Metro Rent

\$158

Note: The above table illustrates the ranges of rentals being asked for vacant units found in the sample of privately initiated apartment structures visited during the June 1974 Apartment Vacancy Survey. Since no attempt has been made to adjust to the total universe, the figures shown are not necessarily representative of the private

ONE BEDROOM UNITS

APPENDIX TABLE 2

Rental Ranges of Vacant Units in the Sample of Privately Initiated Apartment Structures of Six Units and Over

Toronto Census Metropolitan Area - June 1974

	Distribution of Rents (\$)													Average Rent (\$)				
	Under 120	120-129	130-139	140-149	150-159	160-169	170-179	180-189	190-199	200-209	210-219	220-229	230-239		240-249	250-259	260-269	270+
(Number of Vacant Apartment Units)																		
Toronto City	*	-	-	23	12	15	20	23	96	40	25	12	4	6	*	-	3	188
Etobicoke Borough	-	-	3	*	6	*	*	6	*	-	-	-	80	-	-	-	-	217
Scarborough Borough	-	-	-	-	*	10	23	32	12	8	-	-	4	-	-	-	-	180
York Borough	-	-	*	4	4	7	*	33	11	21	-	-	-	-	-	*	-	181
East York Borough	-	-	-	-	*	10	14	9	10	3	5	-	-	-	-	-	10	196
North York Borough	-	-	-	-	4	12	42	53	46	9	*	*	3	-	-	-	-	181
Mississauga Town (incl. Streetsville & Port Credit)	-	-	*	*	3	13	22	16	3	-	*	-	-	-	-	-	-	169
Remainder of Census Metro-	-	-	-	-	-	4	*	5	-	-	-	-	-	-	-	-	-	171
% Distribution	Ø	-	1	3	4	8	15	21	21	9	4	2	11	1	Ø	Ø	2	

(-) Nil vacant units in the structures sampled
 (*) Less than three vacant units in the structures sampled
 (Ø) Less than 0.5 per cent

Note: The above table illustrates the ranges of rentals being asked for vacant units found in the sample of privately initiated apartment structures visited during the June 1974 Apartment Vacancy Survey. Since no attempt has been made to adjust to the total universe, the figures shown are not necessarily representative of the private rental market as a whole.

Average Census Metro Rent \$187

Apartment Structures of Six Units and Over

Toronto Census Metropolitan Area - June 1974

Distribution of Rents (\$)																		Average Rent (\$)
	Under 140	140-149	150-159	160-169	170-179	180-189	190-199	200-209	210-219	220-229	230-239	240-249	250-259	260-269	270-279	280-289	290+	
	(Number of Vacant Apartment Units)																	
Toronto City	4	-	-	*	4	*	*	4	3	5	5	8	20	6	*	5	13	248
Etobicoke Borough	-	-	-	-	3	*	*	3	*	47	3	7	-	8	48	-	-	241
Scarborough Borough	-	-	-	5	4	12	28	35	9	14	7	-	*	-	-	17	4	211
York Borough	-	-	-	-	*	-	-	*	33	*	*	22	-	-	-	-	-	220
East York Borough	-	-	-	-	-	4	*	3	*	3	-	*	-	*	*	*	16	291
North York Borough	-	-	*	*	*	8	10	10	52	16	20	8	-	-	-	-	*	212
Mississauga Town (inc. Streetsville & Port Credit)	-	-	-	-	3	13	25	26	9	3	3	*	13	-	-	-	-	203
Remainder of Census Metro	-	-	-	*	-	*	*	*	-	5	-	-	-	-	-	-	-	200
% Distribution	1	-	Ø	1	3	6	10	12	16	14	6	7	5	2	8	4	5	
																		\$225

(-) Nil vacant units in the structures sampled
(*) Less than three vacant units in the structures sampled
(Ø) Less than 0.5 per cent

Note: The above table illustrates the ranges of rentals being asked for vacant units found in the sample of privately initiated apartment structures visited during the June 1974 Apartment Vacancy Survey. Since no attempt has been made to adjust to the total universe, the figures shown are not necessarily representative of the private

Rental Ranges of Vacant Units in the Sample of Privately Initiated
Apartment Structures of Six Units and Over

Toronto Census Metropolitan Area - June 1974

Distribution of Rents (\$)																		
	Under 190	190-199	200-209	210-219	220-229	230-239	240-249	250-259	260-269	270-279	280-289	290-299	300-309	310-319	320-329	330-339	340+	Average Rent (\$)
(Number of Vacant Apartment Units)																		
Toronto City	-	-	-	-	-	-	*	*	*	-	-	-	*	16	-	-	*	308
Etobicoke Borough	-	-	-	-	*	*	*	-	5	4	-	4	-	-	25	3	*	300
Scarborough Borough	-	-	-	*	-	*	-	-	-	-	*	-	-	-	-	-	*	283
York Borough	-	-	-	-	-	-	*	-	-	11	-	*	-	-	-	-	-	267
East York Borough	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	*	*
North York Borough	-	-	-	*	*	*	-	9	5	6	5	-	-	-	-	-	4	275
Mississauga Town (inc. Streetsville & Port Credit)	-	-	-	*	*	*	*	*	-	-	-	-	-	-	-	-	-	230
Remainder of Census Metro	-	-	-	3	-	-	*	-	-	-	-	-	-	-	-	-	-	218
% Distribution	-	-	-	5	3	4	5	10	8	16	4	4	1	12	19	2	7	
Average Census Metro Rent \$289																		

(-) Nil vacant units in the structures sampled
(*) Less than three vacant units in the structures sampled

Note: The above table illustrates the ranges of rentals being asked for vacant units found in the sample of privately initiated apartment structures visited during the June 1974 Apartment Vacancy Survey. Since no attempt has been made to adjust to the total universe, the figures shown are not necessarily representative of the private rental market as a whole.

TORONTO METROPOLITAN AREA



Scale of Miles
0 2 4 6

CENTRAL MORTGAGE AND HOUSING CORPORATION
SOCIÉTÉ CENTRALE D'HYPOTHÈQUES ET DE LOGEMENT

Toronto Office • 650 Lawrence Ave. W. • Toronto M6A 1B2, Ont.
Bureau de Toronto • 650 avenue, Lawrence • Toronto M6A 1B2, Ont.

January, 1975

Re: Apartment Vacancy Survey
December, 1974

We are pleased to provide you with the results of our semi-annual apartment vacancy survey which was conducted in the Census Metropolitan Area of Toronto during the first week in December, 1974.

The survey of apartment buildings containing six or more self-contained units covered on a sample basis those units completed prior to June 30th, 1973 and all units completed in the period July 1, 1973 to June 30, 1974. In addition to vacancy information, we also collected data on the asking rentals for the vacant units. The results of these tabulations are shown in an Appendix to this report.

Information was obtained through interviews with apartment owners and building superintendents. Approximately 188,000 units were sampled out of an estimated universe of 238,000 privately initiated units.

If this survey needs to be explained in any way, you may contact our office in Toronto or our Regional Economist at (416) 361-0420.

R. D. Parkinson
Manager

TABLE I

VACANCY RATES IN APARTMENT STRUCTURES OF SIX UNITS AND OVER
PUBLICLY AND PRIVATELY INITIATED, IN METROPOLITAN AREAS1963 - 1974
(1)
(Per Cent)

Metropolitan Area	1963	1964	1965	1966	1967	1968	1969		1970		1971		1972		1973		1974	
							June	Dec. (2)	June	Dec.	June	Dec.	June	Dec.	June	Dec.	June	Dec.
Calgary	16.3	14.3	7.8	7.2	1.4	1.1	1.7	1.8	5.7	7.2	10.7	6.5	9.1	6.4	8.6	7.9	5.9	1.2
Chicoutimi-Jonquière	**	**	**	**	**	**	**	**	**	**	**	**	5.0	0.8	3.3	0.7	4.1	1.8
Edmonton	8.8	13.0	6.5	2.3	2.3	2.3	3.7	2.2	5.7	1.9	6.3	5.1	7.6	6.0	8.1	5.2	5.4	0.8
Halifax	4.0	3.4	3.9	3.4	2.5	0.4	0.4	0.5	2.3	2.9	3.9	3.5	4.5	1.5	2.4	2.1	2.7	2.2
Hamilton	**	**	1.3	1.4	1.4	1.9	1.3	**	2.8	1.4	2.0	1.9	2.3	1.6	2.1	2.2	2.1	1.4
Kitchener	**	**	**	**	**	**	**	**	5.3	**	6.0	**	4.7	1.6	5.1	3.6	7.1	2.4
London	**	**	**	**	**	**	3.9	**	6.9	3.0	6.2	2.3	7.2	4.2	8.4	3.6	5.9	2.0
Montreal	6.9	6.6	5.9	4.4	1.2	4.7	7.2	5.5	7.9	6.2	7.0	4.4	5.6	3.0	3.9	2.0	2.6	1.2
Ottawa-Hull	7.7	8.2	8.8	7.1	1.9	1.3	1.6	1.2	2.1	1.3	2.0	1.7	2.4	1.6	2.1	1.9	3.2	2.5
Ottawa	7.7	8.1	8.7	7.3	1.9	1.4	1.6	1.2	2.1	1.2	2.0	1.5	2.1	1.5	2.0	1.9	3.5	2.5
Hull	7.9	8.7	9.0	3.5	0.8	0.5	1.1	0.7	1.3	2.9	2.8	3.2	4.3	2.8	2.6	2.2	1.8	2.2
Quebec	**	6.6	6.4	5.1	2.2	2.2	2.8	**	3.7	1.9	4.9	4.3	7.0	5.5	5.5	3.1	4.3	1.6
Regina	**	**	**	**	**	**	3.8	**	10.7	**	6.5	**	3.1	1.0	1.6	1.0	0.7	0.1
St. Catharines	**	**	**	**	**	**	**	**	**	**	**	**	2.8	3.3	3.3	4.4	5.2	3.5
- Niagara	**	**	**	**	**	**	0.4	**	1.5	**	0.7	**	0.4	1.1	1.0	0.4	2.1	0.9
Saint John	**	**	**	**	**	**	18.9	15.5	20.7	**	3.6	**	0.9	0.0	0.3	0.3	0.4	0.3
St. John's	**	**	**	**	**	**	10.1	**	20.3	**	16.4	**	8.7	0.5	6.4	0.3	1.7	0.2
Saskatoon	**	**	**	**	**	**	**	**	0.3	**	0.3	**	4.9	5.3	9.8	10.7	9.2	4.4
Sudbury	**	**	**	**	**	**	**	**	**	**	**	**	0.6	0.8	1.5	0.9	1.7	0.4
Thunder Bay	**	**	**	**	**	**	**	**	**	**	**	**	2.9	2.3	1.8	1.4	0.9	0.9
Toronto	4.0	2.6	1.5	0.9	1.1	1.4	2.4	2.1	2.5	2.4	2.7	3.2	2.9	2.3	0.9	0.3	0.3	0.1
Vancouver	4.0	4.4	4.0	1.3	1.0	1.3	1.1	0.8	2.5	2.0	3.9	2.6	2.3	0.5	0.9	0.3	0.3	0.1
Victoria	**	**	**	**	**	**	3.2	**	5.2	**	4.1	**	3.0	0.8	1.4	0.3	0.5	0.1
Windsor	**	**	**	**	1.0	1.5	0.6	**	0.9	1.7	1.8	1.7	1.4	2.6	2.7	1.9	2.9	2.4
Winnipeg	3.8	5.6	4.9	4.1	1.5	1.5	1.5	1.6	2.5	3.3	3.4	5.5	5.1	4.2	3.9	3.3	2.6	1.5
TOTAL (3)	5.7	5.5	4.4	3.1	1.3	2.6	3.8	3.1	4.7	3.6	4.8	3.7	4.3	2.7	3.3	2.1	2.4	1.2

(1) Data for the period 1963-1968 relate to the month of June.

(2) December 1969 vacancy rates are not strictly comparable due to different time lags used in defining "New" and "Old" apartment structures.

(3) Weighted Average of Metropolitan Areas surveyed.

** Not Available.

TABLE II
VACANCY RATES IN APARTMENT STRUCTURES
OF SIX UNITS AND OVER
PRIVATELY INITIATED

TORONTO

METROPOLITAN AREA

1963 - 1974 (1)

(PER CENT)

Period	Structure Size - In Dwelling Units								20 +
	6-9	10-19	20-29	30-49	50-99	100-199	200 +	Total	
1963	4.5	4.3	5.7	3.5	4.2		5.2	4.4	4.6
1964	3.0	2.3	2.9	1.7	2.7		4.7	2.8	3.0
1965	1.8	1.3	1.6	1.9	1.2		1.3	1.6	1.5
1966	1.2	0.7	**	**	**	**	**	1.0	1.0
1967	0.6	0.5	0.7	1.0	0.9		1.2	1.2	1.3
1968	1.6	1.4	1.1	1.2	1.0	2.1	1.9	1.5	1.5
1969 - June	1.2	1.9	1.3	1.7	1.6	4.0	4.3	2.7	2.8
- Dec. (2)	1.1	1.9	1.2	1.7	2.0	3.6	2.6	2.3	2.4
1970 - June	1.8	2.2	1.4	2.1	2.0	4.5	3.0	2.8	2.9
- Dec.	1.4	1.6	1.3	1.4	2.1	3.9	3.8	2.7	2.9
1971 - June	1.9	2.4	1.3	2.3	2.0	3.2	5.0	3.0	3.1
- Dec.	1.9	2.5	1.8	2.0	2.6	3.9	5.9	3.6	3.7
1972 - June	1.5	2.4	2.1	2.4	3.0	3.5	4.7	3.3	3.5
- Dec.	1.7	1.5	1.1	1.6	1.8	2.5	4.0	2.5	2.6
1973 - June	2.2	1.9	1.2	1.6	1.7	2.0	3.0	2.1	2.1
- Dec.	0.8	1.5	0.9	1.3	1.2	1.6	2.1	1.5	1.6
1974 - June	0.8	1.0	1.0	1.1	0.7	0.9	1.6	1.0	1.1
- Dec.	0.7	0.5	0.6	0.8	0.7	1.0	1.7	1.1	1.1

(1) Data for the period 1963 - 1968 relate to the month of June.

(2) December 1969 vacancy rates are not strictly comparable due to different time lags used in defining "New" and "Old" apartment structures.

** Not Available.

TABLE III
VACANCY RATES IN APARTMENT STRUCTURES
OF SIX UNITS AND OVER
PRIVATELY INITIATED

TORONTO
METROPOLITAN AREA
1972 - 1974
(PER CENT)

AREA	1972		1973		1974				
	June	Dec.	June	Dec.	JUNE	DECEMBER			
						Completed Prior to July 1973	Completed July 1973 -June 1974	Total	
<u>Metropolitan Municipality:</u>									
Toronto City:									
Central Part	- Zone 1	4.5	2.7	3.7	2.1	2.1	1.4	1.1	1.4
Easterly Part	- Zone 2	1.6	1.6	1.8	0.9	1.4	0.5	5.6	0.5
Northerly Part	- Zone 3	2.1	0.8	1.4	0.8	0.9	0.6	0.5	0.6
Westerly Part	- Zone 4	2.0	1.4	1.7	1.8	0.9	1.6	3.1	1.6
Sub-Total		2.7	1.5	2.2	1.4	1.3	1.0	1.1	1.0
Etobicoke Borough:									
Northerly Part	- Zone 5	2.7	1.6	1.4	1.7	1.8	0.6	2.5	0.8
Southerly Part	- Zone 6	1.8	1.9	1.6	1.1	0.3	0.2	-	0.2
Sub-Total		2.3	1.7	1.5	1.5	1.2	0.5	2.5	0.6
Scarborough Borough	- Zone 7	4.2	4.5	3.7	2.4	1.1	1.0	4.6	1.4
York Borough	- Zone 8	2.5	2.0	0.7	1.8	1.3	1.2	**	1.2
East York Borough	- Zone 9	4.3	2.9	2.3	1.4	0.8	0.7	**	0.7
York North Borough:									
Easterly Part	-Zone 10	3.2	3.3	2.1	1.4	0.7	0.7	13.1	1.2
Westerly Part	-Zone 11	3.5	2.5	1.4	1.2	0.8	0.8	3.6	1.0
Sub-Total		3.4	2.9	1.7	1.3	0.7	0.8	7.2	1.1
TOTAL METROPOLITAN MUNICIPALITY		3.1	2.4	2.0	1.5	1.1	0.9	4.1	1.0

** Not Available.

Table III cont'd.

TABLE III (CONT'D.)

VACANCY RATES IN APARTMENT STRUCTURES
OF SIX UNITS AND OVER
PRIVATELY INITIATED

TORONTO

METROPOLITAN AREA

1972 - 1974

(PER CENT)

AREA	1972		1973		1974			
	June	Dec.	June	Dec.	JUNE	DECEMBER		
						Completed Prior to July 1973	Completed July 1973 -June 1974	Total
<u>Remainder of Census</u> <u>Metropolitan Area:</u>								
Mississauga Town - Zone 12	5.8	4.5	4.4	2.5	1.3	0.9	8.7	2.1
Streetsville Town - Zone 13	1.7	1.2	0.5	0.7	0.5	0.0	-	0.0
Port Credit Town - Zone 14	5.8	3.8	2.9	1.4	1.0	1.3	-	1.3
Oakville & Milton Towns - Zone 15	3.6	2.0	1.0	1.0	0.6	0.8	**	0.8
Brampton - Zone 16	6.0	1.2	1.0	0.8	0.0	0.1	3.6	0.4
Chinguacousy Esquesing Twp. Georgetown & Acton Albion Twp., Bolton, Zone 17	15.8	5.4	0.1	1.1	0.1	0.0	**	0.0
Toronto Gore King Twp. and Vaughan Town								
Richmond Hill - Zone 18	1.0	1.1	0.0	0.1	0.1	0.5	0.0	0.4
Pickering Twp. Pickering Village Ajax Newmarket Town - Zone 19	0.4	2.3	0.9	0.0	0.0	0.1	0.0	0.1
Aurora Town Whitchurch Stouffville								
Markham Town - Zone 20	2.7	1.5	0.3	0.7	0.7	0.3	-	0.3
Total Remaining Part	5.2	3.3	2.7	1.7	0.8	0.7	6.3	1.4
METROPOLITAN TORONTO (CENSUS AREA)	3.3	2.5	2.1	1.5	1.0	0.9	4.7	1.1

** Not Available.

VACANCY RATES IN APARTMENT STRUCTURES OF SIX UNITS AND OVER PRIVATELY INITIATED, BY SIZE OF STRUCTURE

METROPOLITAN AREA

(PER CENT)

AREA	Number of Units																		
	6-9		10-19		20-29		30-49		50-99		100-199		200+		Total		20+		
	June	Dec.	June	Dec.	June	Dec.	June	Dec.	June	Dec.	June	Dec.	June	Dec.	June	Dec.	June	Dec.	
Metropolitan Municipality:																			
	Toronto City:																		
	Central Part	1.5	3.5	2.8	1.9	1.7	1.0	6.0	2.4	1.0	0.9	1.9	1.2	1.9	1.2	2.1	1.4	2.1	1.2
	Easterly Part	0.0	0.0	0.4	0.3	0.7	1.1	3.6	0.3	0.9	0.0	-	-	1.4	0.9	1.4	0.5	1.7	0.6
	Northerly Part	0.0	0.7	3.6	0.3	0.9	0.8	0.2	0.3	0.9	0.4	0.4	0.6	1.3	0.8	0.9	0.6	0.8	0.6
	Westerly Part	2.7	0.9	0.2	1.0	0.7	0.3	1.6	2.3	0.3	2.1	0.7	1.0	0.8	1.9	0.9	1.6	0.7	1.8
	Sub-Total	1.6	1.5	1.7	0.9	1.0	0.8	2.1	1.1	0.8	0.9	0.8	0.8	1.4	1.2	1.3	1.0	1.3	1.0
	Etobicoke Borough:																		
	Northerly Part	0.0	0.0	0.0	0.0	0.5	0.0	0.0	0.3	0.2	0.3	0.6	0.6	10.4	2.6	1.8	0.8	1.9	0.9
	Southerly Part	0.0	0.0	0.0	0.0	0.2	0.0	0.5	0.5	0.3	0.2	0.2	0.4	-	-	0.3	0.2	0.3	0.3
Sub-Total	0.0	0.0	0.0	0.0	0.3	0.0	0.3	0.4	0.2	0.3	0.5	0.6	10.4	2.6	1.2	0.6	1.3	0.7	
Scarborough Borough	0.7	0.0	1.1	1.1	0.4	0.2	0.3	0.1	1.0	0.9	0.9	2.2	1.7	1.2	1.1	1.4	1.1	1.4	
York Borough	0.5	0.0	0.0	0.0	2.2	1.2	0.5	0.5	0.4	0.8	0.6	1.0	4.0	3.5	1.3	1.2	1.4	1.4	
York East Borough	0.0	0.0	2.9	0.0	0.7	0.0	0.8	0.8	0.6	0.4	0.6	1.0	0.9	1.0	0.8	0.7	0.7	0.8	
York North Borough:																			
Easterly Part	0.0	0.0	0.3	0.0	2.3	1.1	0.9	0.0	0.3	0.8	0.7	0.9	0.8	2.0	0.7	1.2	0.7	1.3	
Westerly Part	0.6	1.0	0.5	0.6	0.8	0.4	0.8	1.6	0.4	0.5	1.1	1.0	0.8	1.3	0.8	1.0	0.8	1.0	
Sub-Total	0.5	0.8	0.4	0.4	1.2	0.6	0.8	1.0	0.3	0.6	0.9	0.9	0.8	1.7	0.7	1.1	0.8	1.1	
TOTAL METROPOLITAN MUNICIPALITY	0.8	0.8	1.1	0.5	1.0	0.6	1.2	0.8	0.6	0.6	0.7	0.8	1.1	1.6	1.5	1.1	1.0	1.1	1.1

VACANCY RATES IN APARTMENT STRUCTURES OF SIX UNITS AND OVER PRIVATELY INITIATED, BY SIZE OF STRUCTURE

TORONTO

METROPOLITAN AREA

1974

(PER CENT)

AREA	Number of Units																		
	6-9		10-19		20-29		30-49		50-99		100-199		200+		Total		20+		
	June	Dec.	June	Dec.	June	Dec.	June	Dec.	June	Dec.	June	Dec.	June	Dec.	June	Dec.	June	Dec.	
Remainder of Census Metropolitan Area:																			
	- Zone 12	0.0	0.0	0.6	0.3	1.0	0.3	0.6	0.6	1.5	1.0	1.5	1.1	0.4	8.5	1.3	2.1	1.3	2.2
	- Zone 13	-	-	0.0	0.0	-	-	0.5	0.0	0.6	0.0	-	-	-	-	0.5	0.0	0.6	0.0
	- Zone 14	1.1	0.0	0.0	1.2	0.0	0.0	0.6	2.2	1.9	2.3	0.9	0.5	**	**	1.0	1.3	1.1	1.4
	- Zone 15	0.0	0.0	0.0	0.0	0.0	0.0	1.0	1.4	0.6	0.9	0.4	0.5	-	-	0.6	0.8	0.6	0.9
	- Zone 16	0.0	1.9	0.0	0.0	0.0	6.6	0.0	0.0	0.0	0.1	0.1	0.1	-	-	0.0	0.4	0.0	0.4
	Chinguacousy																		
	Esquesing Twp.	0.0	0.0	0.0	0.0	0.0	0.0	**	**	0.0	0.0	**	-	-	-	0.1	0.0	0.1	0.0
	Georgetown & Acton Albion Twp., Bolton, Toronto Gore																		
	King Twp. & Vaughan Town																		
Richmond Hill	-	-	0.0	0.0	**	0.0	0.3	0.7	0.0	0.0	**	**	-	-	0.1	0.4	0.1	0.5	
Pickering Twp.																			
Pickering Village	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.3	0.0	0.0	-	-	-	-	0.0	0.1	0.0	0.1	
Ajax																			
Newmarket Town																			
Aurora Town																			
Whitchurch Stouffville																			
Markham Town	-	-	**	**	-	-	0.8	0.0	1.5	0.9	0.2	0.0	-	-	0.7	0.3	0.7	0.3	
Total Remaining Part	0.4	0.2	0.1	0.2	0.4	1.4	0.5	0.8	1.0	0.8	1.1	0.8	0.4	7.7	0.8	1.4	0.9	1.4	
METROPOLITAN TORONTO (CENSUS AREA)	0.8	0.7	1.0	0.5	1.0	0.6	1.1	0.8	0.7	0.7	0.9	1.0	1.6	1.7	1.0	1.1	1.1	1.1	

** Not Available.

TABLE V

VACANCY RATES IN APARTMENT STRUCTURES OF SIX UNITS AND OVER
PRIVATELY INITIATED, BY NUMBER OF BEDROOMS

TORONTO

METROPOLITAN AREA

1974

(PER CENT)

AREA	Number of Bedrooms									
	Bachelor		One		Two		Three or more		Total	
	June	Dec.	June	Dec.	June	Dec.	June	Dec.	June	Dec.
<u>Metropolitan Municipality:</u>										
Toronto City:										
Central Part - Zone 1	4.1	2.3	1.5	1.0	1.4	1.3	4.0	0.7	2.1	1.4
Easterly Part - Zone 2	2.6	0.1	1.5	0.5	0.3	0.8	0.0	0.0	1.4	0.5
Northerly Part - Zone 3	1.7	0.9	0.9	0.4	0.6	0.6	0.1	1.2	0.9	0.6
Westerly Part - Zone 4	1.6	2.3	0.8	1.8	0.6	0.8	1.0	1.0	0.9	1.6
Sub-Total	2.7	1.6	1.1	0.9	0.8	0.9	1.3	1.0	1.3	1.0
Etobicoke Borough:										
Northerly Part - Zone 5	0.5	0.0	2.1	0.5	1.6	0.7	2.0	1.7	1.8	0.8
Southerly Part - Zone 6	0.0	0.7	0.4	0.2	0.1	0.2	0.0	0.0	0.3	0.2
Sub-Total	0.1	0.5	1.2	0.4	1.0	0.5	1.8	1.5	1.2	0.6
Scarborough Borough:										
Borough - Zone 7	0.4	0.6	1.1	1.5	1.3	1.3	0.2	1.6	1.1	1.4
York Borough - Zone 8	0.4	0.6	1.5	0.8	1.2	1.6	2.6	5.2	1.3	1.2
York East Borough - Zone 9	1.5	1.1	0.9	0.8	0.7	0.5	0.2	1.6	0.8	0.7
York North Borough:										
Easterly Part - Zone 10	0.0	0.0	1.2	1.1	0.5	1.0	0.5	2.4	0.7	1.2
Westerly Part - Zone 11	1.4	0.7	0.8	1.0	0.7	0.7	0.9	2.3	0.8	1.0
Sub-Total	1.1	0.5	1.0	1.0	0.6	0.9	0.7	2.3	0.7	1.1
TOTAL METROPOLITAN MUNICIPALITY	2.1	1.4	1.1	0.9	0.8	0.9	0.9	2.0	1.1	1.0

TABLE V (CONT'D.)

TABLE V (CONT'D.)

VACANCY RATES IN APARTMENT STRUCTURES OF SIX UNITS AND OVER
PRIVATELY INITIATED, BY NUMBER OF BEDROOMS

TORONTO

METROPOLITAN AREA

1974

(PER CENT)

AREA	Number of Bedrooms									
	Bachelor		One		Two		Three or more		Total	
	June	Dec.	June	Dec.	June	Dec.	June	Dec.	June	Dec.
<u>Remainder of Census Metropolitan Area:</u>										
Mississauga Town - Zone 12	3.9	1.1	1.1	2.0	1.4	2.0	0.7	3.7	1.3	2.1
Streetsville Town - Zone 13	0.0	0.0	0.0	0.0	0.9	0.0	**	**	0.5	0.0
Port Credit Town - Zone 14	2.7	2.7	1.2	2.0	0.7	0.2	0.0	2.6	1.0	1.3
Oakville & Milton Towns - Zone 15	0.0	0.0	0.5	0.4	0.6	0.9	1.2	1.6	0.6	0.8
Brampton - Zone 16	0.0	0.7	0.1	0.1	0.0	0.1	0.0	4.7	0.0	0.4
Chinguacousy Esquesing Twp. Georgetown & Acton Albion Twp, - Zone 17	0.0	0.0	0.0	0.0	0.3	0.0	**	**	0.1	0.0
Bolton, Toronto Gore King Twp. and Vaughan Town										
Richmond Hill - Zone 18	3.4	3.4	0.0	0.5	0.0	0.3	0.0	0.0	0.1	0.4
Pickering Twp. Pickering Village Ajax - Zone 19	0.0	0.0	0.0	0.0	0.0	0.2	0.0	0.0	0.0	0.1
Newmarket Town Aurora Town Whitchurch Stouffville										
Markham Town - Zone 20	0.0	0.0	1.0	0.5	0.4	0.2	0.9	0.0	0.7	0.3
Total Remaining Part	2.2	1.1	0.7	1.3	0.8	1.2	0.6	3.0	0.8	1.4
METROPOLITAN TORONTO (CENSUS AREA)	2.1	1.3	1.0	1.0	0.8	0.9	0.9	2.1	1.0	1.1

** Not Available.

A P P E N D I X

Rental Ranges of Vacant Units

Toronto Census Metropolitan Area - December 1974

BACHELOR UNITS

APPENDIX TABLE 1

Rental Ranges of Vacant Units in the Sample of Privately Initiated Apartment Structures of Six Units and Over

Toronto Census Metropolitan Area - December 1974

Distribution of Rents (\$)																		
	Under 80	80-89	90-99	100-109	110-119	120-129	130-139	140-149	150-159	160-169	170-179	180-189	190-199	200-209	210-219	220-229	230+	Average Rent (\$)
	(Number of Vacant Apartment Units)																	
Toronto City	-	4	-	4	*	7	7	10	11	24	12	50	8	-	-	*	-	163
Etobicoke Borough	-	-	-	-	-	-	-	4	-	-	-	-	-	-	-	-	-	140
Scarborough Borough	-	-	-	-	-	-	-	-	*	-	*	*	-	-	-	-	-	174
York Borough	-	-	-	-	-	-	-	-	*	*	*	*	-	-	-	-	-	167
East York Borough	-	-	-	-	-	-	-	*	*	-	*	5	-	-	-	-	-	171
North York Borough	-	-	-	-	-	-	-	*	-	-	-	-	-	-	-	-	-	*
Mississauga Town (inc. Streetsville & Port Credit)	-	-	-	-	*	-	-	*	-	-	-	-	-	-	-	-	-	147
Remainder of Census Metro	-	-	-	-	-	-	-	-	-	*	-	-	-	-	-	-	-	*
% Distribution	-	2	-	2		4	4	10	10	17	10	34	4	-	-	-	-	
Average Census Metro Rent																		\$ 162
(-) No Vacant units in the Structures sampled																		
(*) Less than three vacant units in the structures sampled																		

(-) No Vacant units in the Structures sampled

(*) Less than three vacant units in the structures sampled

Note: The above table illustrates the ranges of rentals being asked for vacant units found in the sample of privately initiated apartment structures visited during the December 1974 Apartment Vacancy Survey. Since no attempt has been made to adjust to the total universe, the figures shown are not necessarily representative of the private rental market as a whole.

ONE BEDROOM UNITS

APPENDIX TABLE 2

Rental Ranges of Vacant Units in the Sample of Privately Initiated Apartment Structures of Six Units and Over

Toronto Census Metropolitan Area - December 1974

		Distribution of Rents (\$)																	Average Rent (\$)				
		Under 160	160-169	170-179	180-189	190-199	200-209	210-219	220-229	230-239	240-249	250-259	260-269	270-279	280-289	290-299	300-309	310-319	320-329	330-339	340-349	350+	
		(Number of Vacant Apartment Units)																					
Toronto City		7	9	7	24	64	47	29	14	13	19	6	3	-	-	4	3	-	-	-	-	8	
Etobicoke		3	*	3	*	*	*	*	-	6	10	*	-	-	10	10	-	-	-	-	-	-	
Scarborough		-	5	9	24	43	23	*	6	-	8	-	-	-	*	3	-	-	-	-	2		
York Borough		*	5	-	5	6	13	3	4	*	-	-	-	*	-	*	*	-	-	-	-		
East York Borough		-	-	5	8	25	9	17	-	-	-	-	-	-	4	-	*	-	-	-	-		
North York Borough		*	3	6	21	34	38	21	15	10	*	-	*	*	-	27	-	-	-	-	-		
Mississauga Town (inc. Streetsville & Port Credit)		*	13	26	18	11	8	4	7	*	*	-	-	-	-	-	-	-	*	3	16		
Remainder of Census Metro		-	*	*	*	4	-	*	-	-	-	-	-	-	-	-	-	-	-	-	187		
% Distribution		3	4	6	12	22	17	10	5	4	5	1	0	0	0	5	1	-	0	0	0	3	
		Average Census Metro Rent																					\$ 213

Note: The above table illustrates the ranges of rentals being asked for vacant units found in the sample of privately initiated apartment structures visited during the December 1974 Apartment Vacancy Survey. Since no attempt has been made to adjust to the total universe, the figures shown are not necessarily representative of the private rental market as a whole.

TWO BEDROOM UNITS

APPENDIX TABLE 3

Rental Ranges of Vacant Units in the Sample of Privately Initiated Apartment Structures of Six Units and Over

Toronto Census Metropolitan Area - December 1974

Distribution of Rents (\$)																					Average Rent (\$)	
	Under 200	200-209	210-219	220-229	230-239	240-249	250-259	260-269	270-279	280-289	290-299	300-309	310-319	320-329	330-339	340-349	350-359	360-369	370-379	380-389	390+	
(Number of Vacant Apartment Units)																						
Toronto City	4	3	3	6	4	*	8	9	21	16	11	5	6	*	4	3	5	-	-	-	4	
Etobicoke	5	-	*	-	-	8	9	6	5	3	3	-	-	-	-	-	-	-	-	-	*	
Scarborough	9	12	3	24	20	15	4	5	*	*	3	*	-	42	-	-	-	-	-	-	5	
York Borough	*	-	-	13	14	6	13	10	*	11	-	*	-	-	-	-	-	-	-	-	-	
East York Borough	-	-	*	6	5	*	3	-	-	-	3	-	-	-	-	-	-	-	-	4	4	
North York Borough	10	10	18	17	19	28	20	12	8	*	7	*	-	-	-	-	36	31	-	-	-	
Mississauga Town (inc. Streetsville & Port Credit)	3	11	5	7	-	10	3	*	*	-	*	-	-	-	-	*	5	5	6	8	68	
Remainder of Census Metro	6	6	-	7	*	*	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
% Distribution	5	5	4	10	8	9	8	6	5	4	4	1	1	6	0	0	6	5	1	2	10	
Average Census Metro Rent																						\$ 282
(-)	No vacant units in the structures sampled																					
(*)	Less than three vacant units in the structures sampled																					
(0)	Less than 0.5 per cent																					

(-) No vacant units in the structures sampled
 (*) Less than three vacant units in the structures sampled
 (0) Less than 0.5 per cent

Note: The above table illustrates the ranges of rentals being asked for vacant units found in the sample of privately initiated apartment structures visited during the December 1974 Apartment Vacancy Survey. Since no attempt has been made to adjust to the total universe, the figures shown are not necessarily representative of the private rental market as a whole.

THREE BEDROOM UNITS

Rental Ranges of Vacant Units in the Sample of Privately Initiated
Apartment Structures of Six Units and Over

Toronto Census Metropolitan Area - December 1974

	Distribution of Rents (\$)																			Average Rent (\$)		
	Under 250	250-259	260-269	270-279	280-289	290-299	300-309	310-319	320-329	330-339	340-349	350-359	360-369	370-379	390-399	400-409	410-419	420-429	440-449	450-459	460+	
(Number of Vacant Apartment Units)																						
Toronto City	*	-	-	*	-	-	-	-	*	3	-	*	-	-	-	*	*	-	*	*	4	408
Etobicoke Borough	3	-	*	*	3	*	-	*	11	15	*	-	-	*	-	-	-	-	-	-	*	319
Scarborough Borough	5	*	8	*	3	6	-	-	-	*	-	-	-	-	5	-	-	-	-	-	-	291
York Borough	-	-	6	-	-	-	10	8	5	-	-	*	-	-	-	-	-	-	-	-	-	308
East York Borough	-	-	-	3	-	-	-	*	-	*	*	*	-	-	-	-	-	-	-	-	5	524
North York Borough	3	6	7	24	21	18	12	-	*	-	-	4	6	3	-	*	22	18	-	-	*	327
Mississauga Town (inc. Streetsville & Port Credit)	11	*	3	-	-	-	-	-	*	*	*	*	-	-	-	-	-	-	-	-	29	405
Remainder of Census Metro	4	-	-	-	*	4	6	-	-	-	-	-	-	-	-	-	-	-	-	-	-	277
% Distribution	8	3	7	9	8	9	8	3	6	6	1	3	2	1	2	1	7	5	0	0	11	

(-) No Vacant units in the structures sampled
 (*) Less than three vacant units in the structures sampled
 (0) Less than 0.5 per cent

Average Census Metro Rent \$ 341

Note: The above table illustrates the ranges of rentals being asked for vacant units found in the sample of privately initiated apartment structures visited during the December 1974 Apartment Vacancy Survey. Since no attempt has been made to adjust to the total universe, the figures shown are not necessarily representative of the private rental market as a whole.

FOUR + BEDROOM UNITS

APPENDIX TABLE 5

Rental Ranges of Vacant Units in the Sample of Privately Initiated
Apartment Structures of Six Units and Over

Toronto Census Metropolitan Area - December 1974

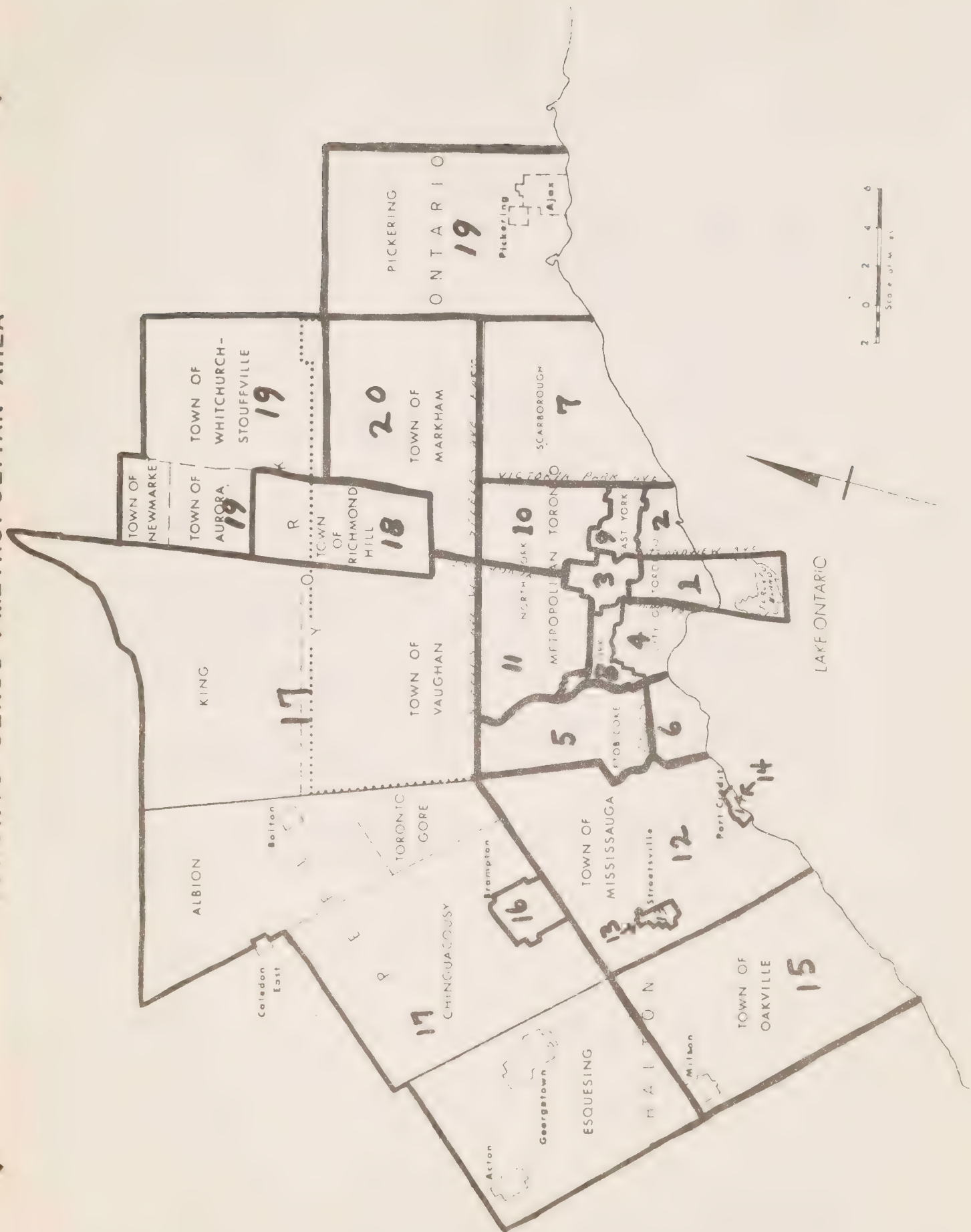
	Distribution of Rents (\$)											Average Rent (\$)
	Under 460	460-499	500-529	530-549	550-569	570-579	580-589	590-599	600-609	610+		
	(Number of Vacant Apartment Units)											
Toronto City	-	-	-	-	-	-	-	-	*	-	*	
Etobicoke Borough	-	-	-	-	-	-	-	-	-	-	-	
Scarborough Borough	-	4	-	-	-	-	-	-	-	-	462	
York Borough	-	-	-	-	-	-	-	-	-	-	-	
East York Borough	-	-	-	-	-	-	-	-	-	-	*	
North York Borough	-	-	-	-	-	-	-	-	-	-	-	
Mississauga Town (inc. Streetsville & Port Credit)	-	-	-	-	-	-	-	-	-	-	-	
Remainder of Census Metro	-	-	-	-	-	-	-	-	-	-	-	
(-) No Vacant units in the structures sampled (*) Less than three vacant units in the structures sampled	Average Census Metro Rent											\$ 486

(-) No Vacant units in the structures sampled

(*) Less than three vacant units in the structures sampled

Note: The above table illustrates the ranges of rentals being asked for vacant units found in the sample of privately initiated apartment structures visited during the December 1974 Apartment Vacancy Survey. Since no attempt has been made to adjust to the total universe, the figures shown are not necessarily representative of the private rental market as a whole

TORONTO CENSL METROPOLITAN AREA





Central Mortgage
and Housing Corporation

Société centrale
d'hypothèques et de logement

TORONTO OFFICE

650 Lawrence Avenue West
Toronto, Ontario
M6A 1B2

May, 1975

Re: Apartment Vacancy Survey
April, 1975

We are pleased to provide you with the results of our semi-annual apartment vacancy survey which was conducted in the Census Metropolitan Area of Toronto during the first week in April, 1975.

The survey of apartment buildings containing six or more self-contained units covered on a sample basis those units completed prior to June 30th, 1973 and all units completed in the period July 1, 1973 to September 30th, 1974. In addition to vacancy information, we also collected data on the asking rentals for the vacant units. The results of these tabulations are shown in an Appendix to this report,

Information was obtained through interviews with apartment owners and building superintendents. Approximately 192,000 units were sampled out of an estimated universe of 242,000 privately initiated units.

If this survey needs to be explained in any way, you may contact our office in Toronto or our Regional Economist at (416) 361-0420.

R. D. Parkinson
Manager

TABLE 1

VACANCY RATES IN APARTMENT STRUCTURES OF SIX UNITS AND OVER
PUBLICLY AND PRIVATELY INITIATED, IN METROPOLITAN AREAS

1964 - 1975⁽¹⁾
(Per Cent)

Metropolitan Area	1964	1965	1966	1967	1968	1969		1970		1971		1972		1973		1974		1975
						June	Dec. (2)	June	Dec.	June	Dec.	June	Dec.	June	Dec.	June	Dec.	
Calgary	14.3	7.8	7.2	1.4	1.1	1.7	1.8	5.7	7.2	10.7	6.5	9.1	6.4	8.6	7.9	5.9	1.2	1.9
Chicoutimi-Jonquière	**	**	**	**	**	**	**	**	**	**	**	5.0	0.8	3.3	0.7	4.1	1.8	1.5
Edmonton	13.0	6.5	2.3	2.3	2.3	3.7	2.2	5.7	1.9	6.3	5.1	7.6	6.0	8.1	5.2	5.4	0.8	0.8
Halifax	3.4	3.9	3.4	2.5	0.4	0.4	0.5	2.3	2.9	3.9	3.5	4.5	1.5	2.4	2.1	2.7	2.2	2.5
Hamilton	**	1.3	1.4	1.4	1.9	1.3	**	2.8	1.4	2.0	1.9	2.3	1.6	2.1	2.2	2.1	1.4	1.8
Kitchener	**	**	**	**	**	**	**	5.3	**	6.0	**	4.7	1.6	5.1	3.6	7.1	2.4	2.8
London	**	**	**	**	**	3.9	**	6.9	3.0	6.2	2.3	7.2	4.2	8.4	3.6	5.9	2.0	2.8
Montreal	6.6	5.9	4.4	1.2	4.7	7.2	5.5	7.9	6.2	7.0	4.4	5.6	3.0	3.9	2.0	2.6	1.2	1.1
Ottawa-Hull	8.2	8.8	7.1	1.9	1.3	1.6	1.2	2.1	1.3	2.0	1.7	2.4	1.6	2.1	1.9	3.2	2.5	2.1
Ottawa	8.1	8.7	7.3	1.9	1.4	1.6	1.2	2.1	1.2	2.0	1.5	2.1	1.5	2.0	1.9	3.5	2.5	2.0
Hull	8.7	9.0	3.5	0.8	0.5	1.1	0.7	1.3	2.9	2.8	3.2	4.3	2.8	2.6	2.2	1.8	2.2	3.0
Quebec	6.6	6.4	5.1	2.2	2.2	2.8	**	3.7	1.9	4.9	4.3	7.0	5.5	5.5	3.1	4.3	1.6	1.1
Regina	**	**	**	**	**	3.8	**	10.7	**	6.5	**	3.1	1.0	1.6	1.0	0.7	0.1	0.1
St. Catharines	**	**	**	**	**	**	**	**	**	**	**	2.8	3.3	3.3	4.4	5.2	3.5	3.1
- Niagara	**	**	**	**	**	0.4	**	1.5	**	0.7	**	0.4	1.1	1.0	0.4	2.1	0.9	0.4
Saint John	**	**	**	**	**	18.9	15.5	20.7	**	3.6	**	0.9	0.0	0.3	0.3	0.4	0.3	0.5
St. John's	**	**	**	**	**	10.1	**	20.3	**	16.4	**	8.7	0.5	6.4	0.3	1.7	0.2	0.2
Saskatoon	**	**	**	**	**	**	**	0.3	**	0.3	**	4.9	5.3	9.8	10.7	9.2	4.4	2.5
Sudbury	**	**	**	**	**	**	**	**	**	**	**	0.6	0.8	1.5	0.9	1.7	0.4	0.6
Thunder Bay	**	**	**	**	**	**	**	**	**	**	**	2.9	2.3	1.8	1.4	0.9	0.9	1.0
Toronto	2.6	1.5	0.9	1.1	1.4	2.4	2.1	2.5	2.4	2.7	3.2	2.9	2.3	1.8	1.3	0.3	0.1	0.2
Vancouver	4.4	4.0	1.3	1.0	1.3	1.1	0.8	2.5	2.0	3.9	2.6	2.3	0.5	0.9	0.3	0.3	0.1	0.2
Victoria	**	**	**	**	**	3.2	**	5.2	**	4.1	**	3.0	0.8	1.4	0.3	0.5	0.1	0.3
Windsor	**	**	**	1.0	1.5	0.6	**	0.9	1.7	1.8	1.7	1.4	2.6	2.7	1.9	2.9	2.4	3.4
Winnipeg	5.6	4.9	4.1	1.5	1.5	1.5	1.6	2.5	3.3	3.4	5.5	5.1	4.2	3.9	3.3	2.6	1.5	1.5
TOTAL ⁽³⁾	5.5	4.4	3.1	1.3	2.6	3.8	3.1	4.7	3.6	4.8	3.7	4.3	2.7	3.3	2.1	2.4	1.2	1.2

(1) Data for the period 1964-1968 relate to the month of June.

(2) December 1969 vacancy rates are not strictly comparable due to different time lags used in defining "New" and "Old" apartment structures.

(3) Weighted Average of Metropolitan Areas Surveyed.

** Not available.

TABLE II
VACANCY RATES IN APARTMENT STRUCTURES
OF SIX UNITS AND OVER
PRIVATELY INITIATED

TORONTO
METROPOLITAN AREA

1963 - 1975 (1)

(PER CENT)

Period	Structure Size - In Dwelling Units								
	6-9	10-19	20-29	30-49	50-99	100-199	200 +	Total	20 +
1963	4.5	4.3	5.7	3.5	4.2	5.2		4.4	4.6
1964	3.0	2.3	2.9	1.7	2.7	4.7		2.8	3.0
1965	1.8	1.3	1.6	1.9	1.2	1.3		1.6	1.5
1966	1.2	0.7	**	**	**	**	**	1.0	1.0
1967	0.6	0.5	0.7	1.0	0.9	1.2		1.2	1.3
1968	1.6	1.4	1.1	1.2	1.0	2.1	1.9	1.5	1.5
1969 - June	1.2	1.9	1.3	1.7	1.6	4.0	4.3	2.7	2.8
- Dec. (2)	1.1	1.9	1.2	1.7	2.0	3.6	2.6	2.3	2.4
1970 - June	1.8	2.2	1.4	2.1	2.0	4.5	3.0	2.8	2.9
- Dec.	1.4	1.6	1.3	1.4	2.1	3.9	3.8	2.7	2.9
1971 - June	1.9	2.4	1.3	2.3	2.0	3.2	5.0	3.0	3.1
- Dec.	1.9	2.5	1.8	2.0	2.6	3.9	5.9	3.6	3.7
1972 - June	1.5	2.4	2.1	2.4	3.0	3.5	4.7	3.3	3.5
- Dec.	1.7	1.5	1.1	1.6	1.8	2.5	4.0	2.5	2.6
1973 - June	2.2	1.9	1.2	1.6	1.7	2.0	3.0	2.1	2.1
- Dec.	0.8	1.5	0.9	1.3	1.2	1.6	2.1	1.5	1.6
1974 - June	0.8	1.0	1.0	1.1	0.7	0.9	1.6	1.0	1.1
- Dec.	0.7	0.5	0.6	0.8	0.7	1.0	1.7	1.1	1.1
1975 - Apr.	0.3	0.4	1.1	0.8	0.9	1.0	1.9	1.1	1.2

(1) Data for the period 1963 - 1968 relate to the month of June.

(2) December 1969 vacancy rates are not strictly comparable due to different time lags used in defining "New" and "Old" apartment structures.

** Not Available.

TABLE III

VACANCY RATES IN APARTMENT STRUCTURES
OF SIX UNITS AND OVER
PRIVATELY INITIATED

TORONTO
METROPOLITAN AREA
 1973 - 1975
 (PER CENT)

AREA	1973		1974		April, 1975		
	June	Dec.	June	Dec.	Completed Prior to Oct. 1973	Completed During Oct. 1973- Sept. 1974	Total
<u>Metropolitan Municipality:</u>							
Toronto City:							
Central Part - Zone 1	3.7	2.1	2.1	1.4	1.0	4.4	1.3
Easterly Part - Zone 2	1.8	0.9	1.4	0.5	0.8	0.0	0.8
Northerly Part - Zone 3	1.4	0.8	0.9	0.6	0.5	5.1	0.6
Westerly Part - Zone 4	1.7	1.8	0.9	1.6	1.2	7.5	1.4
Sub-Total	2.2	1.4	1.3	1.0	0.8	5.0	1.0
Etobicoke Borough:							
Northerly Part - Zone 5	1.4	1.7	1.8	0.8	0.9	9.7	2.1
Southerly Part - Zone 6	1.6	1.1	0.3	0.2	0.6	-	0.6
Sub-Total	1.5	1.5	1.2	0.6	0.8	9.7	1.5
Scarborough Borough - Zone 7							
York Borough - Zone 8	0.7	1.8	1.3	1.2	1.4	-	1.4
East York Borough - Zone 9	2.3	1.4	0.8	0.7	1.0	**	1.0
York North Borough:							
Easterly Part - Zone 10	2.1	1.4	0.7	1.2	1.1	9.4	1.3
Westerly Part - Zone 11	1.4	1.2	0.8	1.0	0.8	2.6	0.9
Sub-Total	1.7	1.3	0.7	1.1	0.9	4.8	1.1
TOTAL METROPOLITAN MUNICIPALITY	2.0	1.5	1.1	1.0	0.9	5.1	1.1

** Not Available.

Table III cont'd.

TABLE III (Cont'd)

VACANCY RATES IN APARTMENT STRUCTURES
OF SIX UNITS AND OVER
PRIVATELY INITIATED

TORONTO
METROPOLITAN AREA
 1973 - 1975
 (PER CENT)

AREA	1973		1974		1975		
	June	Dec.	June	Dec.	Completed Prior to Oct. 1973	Completed During Oct. 1973- Sept. 1974	Total
<u>Remainder of Census Metropolitan Area:</u>							
Mississauga Town - Zone 12	4.4	2.5	1.3	2.1	1.1	6.9	1.8
Streetsville Town - Zone 13	0.5	0.7	0.5	0.0	0.2	-	0.2
Port Credit Town - Zone 14	2.9	1.4	1.0	1.3	0.8	-	0.8
Oakville & Milton Towns - Zone 15	1.0	1.0	0.6	0.8	1.1	**	1.1
Brampton - Zone 16	1.0	0.8	0.0	0.4	0.7	2.2	0.9
Chinguacousy Esquesing Twp. Georgetown & Acton Albion Twp., Bolton, - Zone 17	0.1	1.1	0.1	0.0	0.0	**	0.0
Toronto Gore King Twp. and Vaughan Town							
Richmond Hill - Zone 18	0.0	0.1	0.1	0.4	0.1	0.0	0.1
Pickering Twp. Pickering Village Ajax Newmarket Town - Zone 19	0.9	0.0	0.0	0.1	0.4	0.5	0.4
Aurora Town Whitchurch-Stouffville							
Markham Town - Zone 20	0.3	0.7	0.7	0.3	0.7	-	0.7
Total Remaining Part	2.7	1.7	0.8	1.4	0.9	4.6	1.3
METROPOLITAN TORONTO (CENSUS AREA)	2.1	1.5	1.0	1.1	0.9	5.0	1.1

** Not Available.

VACANCY RATES IN APARTMENT STRUCTURES OF SIX UNITS AND OVER PRIVATELY INITIATED, BY SIZE OF STRUCTURE

TORONTO
METROPOLITAN AREA

DECEMBER 1974 - APRIL 1975
(PER CENT)

AREA	Number of Units																		
	6-9		10-19		20-29		30-49		50-99		100-199		200 +		Total		20 +		
	Dec.	Apr.	Dec.	Apr.	Dec.	Apr.	Dec.	Apr.	Dec.	Apr.	Dec.	Apr.	Dec.	Apr.	Dec.	Apr.	Dec.	Apr.	
<u>Metropolitan Municipality:</u>																			
Toronto City:																			
Central Part	- Zone 1	3.5	0.5	1.9	1.2	1.0	1.6	1.2	2.4	1.2	0.9	1.2	1.2	0.9	1.2	1.4	1.3	1.2	1.3
Easterly Part	- Zone 2	0.0	0.0	0.3	0.4	1.1	1.9	0.3	0.5	0.0	0.8	-	0.9	0.9	0.5	0.8	0.6	1.0	1.0
Northerly Part	- Zone 3	0.7	0.0	0.3	0.3	0.8	0.8	0.3	0.2	0.4	1.0	0.6	0.4	0.8	0.6	0.6	0.6	0.6	0.6
Westerly Part	- Zone 4	0.9	0.3	1.0	1.0	0.3	0.6	2.3	1.7	2.1	1.2	1.0	1.3	1.9	2.0	1.6	1.4	1.8	1.6
Sub-Total		1.5	0.3	0.9	0.7	0.8	1.2	1.1	0.7	0.9	1.1	0.8	0.7	1.2	1.3	1.0	1.0	1.0	1.1
Etobicoke Borough:																			
Northerly Part	- Zone 5	0.0	0.0	0.0	0.0	0.0	2.3	0.3	0.8	0.3	0.3	0.6	1.4	2.6	0.8	2.1	0.9	2.3	2.3
Southerly Part	- Zone 6	0.0	0.0	0.0	0.0	0.0	0.6	0.5	1.1	0.2	0.9	0.4	0.4	-	0.2	0.6	0.3	0.8	0.8
Sub-Total		0.0	0.0	0.0	0.0	0.0	1.0	0.4	1.0	0.3	0.6	0.6	1.2	2.6	6.3	0.6	1.5	0.7	1.8
Scarborough Borough	- Zone 7	0.0	0.0	1.1	0.7	0.2	0.8	0.1	0.2	0.9	0.9	2.2	0.9	1.2	2.0	1.4	1.1	1.4	1.2
York Borough	- Zone 8	0.0	0.6	0.0	0.5	1.2	1.1	0.5	1.7	0.8	1.1	1.0	1.0	3.5	2.7	1.2	1.4	1.4	1.5
York East Borough	- Zone 9	0.0	0.0	0.0	0.0	0.0	0.6	0.8	1.0	0.4	0.8	1.0	0.9	1.0	1.4	0.7	1.0	0.8	1.1
York North Borough:																			
Easterly Part	- Zone 10	0.0	1.1	0.0	0.3	1.1	0.5	0.0	0.2	0.8	0.8	0.9	0.8	2.0	2.2	1.2	1.3	1.3	1.4
Westerly Part	- Zone 11	1.0	0.3	0.6	0.5	0.4	1.3	1.6	0.7	0.5	0.8	1.0	1.0	1.3	1.2	1.0	0.9	1.0	1.0
Sub-Total		0.8	0.5	0.4	0.4	0.6	1.1	1.0	0.5	0.6	0.8	0.9	0.9	1.7	1.8	1.1	1.1	1.1	1.2
TOTAL METROPOLITAN MUNICIPALITY																			
		0.8	0.3	0.5	0.5	0.6	1.0	0.8	0.8	0.7	0.9	1.1	0.9	1.5	1.8	1.0	1.1	1.1	1.2

VACANCY RATES IN APARTMENT STRUCTURES OF SIX UNITS AND OVER PRIVATELY INITIATED, BY SIZE OF STRUCTURE

METROPOLITAN AREA

DECEMBER 1974 - APRIL 1975
(PER CENT)

AREA	Number of Units																		
	6-9		10-19		20-29		30-49		50-99		100-199		200 +		Total		20 +		
	Dec.	Apr.	Dec.	Apr.	Dec.	Apr.	Dec.	Apr.	Dec.	Apr.	Dec.	Apr.	Dec.	Apr.	Dec.	Apr.	Dec.	Apr.	
<u>Remainder of Census Metropolitan Area:</u> Mississauga Town - Zone 12 Streetsville Town - Zone 13 Port Credit Town - Zone 14 Oakville & Milton Towns - Zone 15 - Zone 16 Brampton Chinguacousy Esquesing Twp. Georgetown & Acton - Zone 17 Albion Twp., Bolton, Toronto Gore King Twp. & Vaughan Town Richmond Hill - Zone 18 Pickering Twp. Pickering Village Ajax Newmarket Town Aurora Town Whitchurch-Stouffville Markham Town - Zone 20 Total Remaining Part																			
	0.0	1.2	0.3	0.0	0.3	0.7	0.6	0.6	1.0	1.2	1.1	1.4	8.5	4.5	2.1	1.8	2.2	1.8	
	-	0.0	0.0	0.0	-	-	0.0	0.5	0.0	0.0	-	-	-	-	0.0	0.2	0.0	0.3	
	0.0	1.1	1.2	0.0	0.0	0.0	2.2	0.3	2.3	1.1	0.5	1.4	**	**	1.3	0.8	1.4	0.9	
	0.0	0.0	0.0	0.0	0.0	0.0	1.4	1.7	0.9	1.3	0.5	0.6	-	-	0.8	1.1	0.9	1.2	
	1.9	0.0	0.0	0.6	6.6	7.1	0.0	1.1	0.1	0.1	0.1	0.9	-	-	0.4	0.9	0.4	1.0	
	0.0	0.0	0.0	0.0	0.0	0.0	**	**	0.0	0.0	-	-	-	-	0.0	0.0	0.0	0.0	
	0.0	0.0	0.0	0.0	0.0	0.0	0.7	0.3	0.0	0.0	**	**	-	-	0.4	0.1	0.5	0.1	
	0.0	4.2	0.0	0.0	0.0	0.0	0.3	0.3	0.0	0.2	-	-	-	-	0.1	0.4	0.1	0.2	
	-	-	**	**	-	**	0.0	**	0.9	2.0	0.0	0.3	-	-	0.3	0.7	0.3	0.7	
0.2	1.1	0.2	0.1	1.4	1.5	0.8	0.8	0.8	0.9	0.8	1.2	7.7	4.1	1.4	1.3	1.4	1.3		
METROPOLITAN TORONTO (CENSUS AREA)	0.7	0.3	0.5	0.4	0.6	1.1	0.8	0.8	0.7	0.9	1.0	1.0	1.7	1.9	1.1	1.1	1.1	1.2	

**** Not Available.**

TABLE V

VACANCY RATES IN APARTMENT STRUCTURES OF SIX UNITS AND OVER
PRIVATELY INITIATED, BY NUMBER OF BEDROOMS

TORONTO
METROPOLITAN AREA
 DECEMBER 1974 - APRIL 1975
 (PER CENT)

AREA	Number of Bedrooms									
	Bachelor		One		Two		Three or more		Total	
	Dec.	Apr.	Dec.	Apr.	Dec.	Apr.	Dec.	Apr.	Dec.	Apr.
<u>Metropolitan Municipality:</u>										
Toronto City:										
Central Part - Zone 1	2.3	1.3	1.0	1.4	1.3	1.0	0.7	0.9	1.4	1.3
Easterly Part - Zone 2	0.1	1.6	0.5	0.7	0.8	0.6	0.0	0.0	0.5	0.8
Northerly Part - Zone 3	0.9	0.9	0.4	0.4	0.6	0.6	1.2	1.4	0.6	0.6
Westerly Part - Zone 4	2.3	1.7	1.8	1.2	0.8	1.1	1.0	4.8	1.6	1.4
Sub-Total	1.6	1.3	0.9	0.9	0.9	0.8	1.0	2.2	1.0	1.0
Etobicoke Borough:										
Northerly Part - Zone 5	0.0	0.3	0.5	1.2	0.7	1.8	1.7	5.0	0.8	2.1
Southerly Part - Zone 6	0.7	0.8	0.2	0.7	0.2	0.4	0.0	1.7	0.2	0.6
Sub-Total	0.5	0.7	0.4	0.9	0.5	1.3	1.5	4.7	0.6	1.5
Scarborough Borough - Zone 7										
York Borough - Zone 8	0.6	0.6	1.5	1.3	1.3	1.0	1.6	0.9	1.4	1.1
York East Borough - Zone 9	0.6	3.2	0.8	1.0	1.6	1.4	5.2	2.6	1.2	1.4
York North Borough:	1.1	0.6	0.8	1.1	0.5	0.8	1.6	2.0	0.7	1.0
Easterly Part - Zone 10	0.0	0.0	1.1	1.1	1.0	1.2	2.4	2.4	1.2	1.3
Westerly Part - Zone 11	0.7	0.9	1.0	0.9	0.7	0.8	2.3	1.4	1.0	0.9
Sub-Total	0.5	0.6	1.0	1.0	0.9	1.0	2.3	1.9	1.1	1.1
TOTAL METROPOLITAN MUNICIPALITY	1.4	1.3	0.9	1.0	0.9	1.0	2.0	2.4	1.0	1.1

TABLE V (Cont'd)

VACANCY RATES IN APARTMENT STRUCTURES OF SIX UNITS AND OVER
PRIVATELY INITIATED, BY NUMBER OF BEDROOMS

TORONTO
 METROPOLITAN AREA
 DECEMBER 1974 - APRIL 1975
 (PER CENT)

AREA	Number of Bedrooms									
	Bachelor		One		Two		Three or more		Total	
	Dec.	Apr.	Dec.	Apr.	Dec.	Apr.	Dec.	Apr.	Dec.	Apr.
<u>Remainder of Census Metropolitan Area:</u>										
Mississauga Town - Zone 12	1.1	4.4	2.0	1.8	2.0	1.6	3.7	1.9	2.1	1.8
Streetsville Town - Zone 13	0.0	0.0	0.0	0.6	0.0	0.0	**	**	0.0	0.2
Port Credit Town - Zone 14	2.7	0.0	2.0	1.1	0.2	0.6	2.6	1.3	1.3	0.8
Oakville & Milton Towns - Zone 15	0.0	0.0	0.4	1.4	0.9	0.6	1.6	2.7	0.8	1.1
Brampton - Zone 16	0.7	0.0	0.1	0.5	0.1	1.1	4.7	2.5	0.4	0.9
Chinguacousy Esquesing Twp.										
Georgetown & Acton Albion Twp., - Zone 17	0.0	0.0	0.0	0.0	0.0	0.0	**	**	0.0	0.0
Bolton, Toronto Gore King Twp. and Vaughan Town										
Richmond Hill - Zone 18	3.4	2.7	0.5	0.0	0.3	0.0	0.0	0.0	0.4	0.1
Pickering Twp. Pickering Village										
Ajax - Zone 19	0.0	4.9	0.0	0.2	0.2	0.3	0.0	0.0	0.1	0.4
Newmarket Town										
Aurora Town										
Whitchurch Stouffville										
Markham Town - Zone 20	0.0	0.0	0.5	0.0	0.2	1.3	0.0	0.0	0.3	0.7
Total Remaining Part	1.1	2.4	1.3	1.2	1.2	1.1	3.0	1.8	1.4	1.3
METROPOLITAN TORONTO (CENSUS AREA)	1.3	1.4	1.0	1.0	0.9	1.0	2.1	2.3	1.1	1.1

** Not Available.

A P P E N D I X

Rental Ranges of Vacant Units

Toronto Census Metropolitan Area - April 1975

This survey provides, on a sampling basis, a reasonable comparison of rental rates on various types of units which were vacant at the time of the survey.

However, since the vacant units in this survey are not necessarily the same vacant units in the previous survey, these results should not be construed to indicate the movement of rent levels between survey periods.

BACHELOR UNITS

Rental Ranges of Vacant Units in the Sample of Privately Initiated
Apartment Structures of Six Units and Over
Toronto Census Metropolitan Area - April 1975

Distribution of Rents (\$)																		
	Under 120	120-129	130-139	140-149	150-159	160-169	170-179	180-189	190-199	200-209	210-219	220-229	230-239	240-249	250-259	260-269	270-279	280 +
(Number of Vacant Apartment Units)																		
Toronto City	4	4	4	9	7	19	12	9	22	15	8	-	-	*	-	-	-	4
Etobicoke Borough	-	-	-	-	7	-	-	-	*	-	-	-	-	-	-	-	-	-
Scarborough Borough	-	*	-	-	-	-	*	-	-	-	-	-	-	-	-	-	-	*
York Borough	*	-	*	*	7	*	3	9	3	*	-	-	-	-	-	-	-	-
East York Borough	-	-	-	*	*	*	-	-	-	-	-	-	-	-	-	-	-	-
North York Borough	-	-	-	*	-	*	-	-	-	-	-	-	-	-	-	-	-	-
Mississauga Town (inc. Streetsville & Port Credit)	-	-	*	5	5	*	-	3	*	*	-	-	-	-	-	-	-	-
Remainder of Census Metro	-	-	-	*	-	*	-	-	-	-	-	-	-	-	-	-	-	-
& Distribution	3	3	3	10	15	15	9	11	15	9	4			0				2
Average Census Metro Rent																		
\$ 174																		
(-) No Vacant units in the structures sampled																		
(*) Less than three vacant units in the structures sampled																		

(-) No Vacant units in the structures sampled

(*) Less than three vacant units in the structures sampled

Note: The above table illustrates the ranges of rentals being asked for vacant units found in the sample of privately initiated apartment structures visited during the April 1975 Apartment Vacancy Survey. Since no attempt has been made to adjust to the total universe, the figures shown are not necessarily representative of the private rental market as a whole.

Rental Ranges of Vacant Units in the Sample of Privately Initiated
Apartment Structures of Six Units and Over

Toronto Census Metropolitan Area - April 1975

Distribution of Rents (\$)																			Average Rent (\$)	
	Under 150	150-159	160-169	170-179	180-189	190-199	200-209	210-219	220-229	230-239	240-249	250-259	260-269	270-279	280-289	290-299	300-309	310+		
	(Number of Vacant Apartment Units)																			
Toronto City	6	3	6	9	19	30	17	28	41	33	43	18	12	13	6	*	-	10	227	
Etobicoke Borough	4	*	3	-	14	7	*	3	4	12	6	*	-	3	3	-	-	-	209	
Scarborough Borough	-	-	-	5	15	23	16	10	33	*	*	-	-	-	-	-	-	-	205	
York Borough	-	*	3	5	5	11	6	*	10	-	*	-	-	-	3	-	-	-	204	
East York Borough	-	*	-	4	*	24	18	*	5	*	-	*	*	-	12	14	-	-	221	
North York Borough	3	*	5	4	32	35	53	19	5	16	4	*	-	-	-	-	-	-	200	
Mississauga Town (incl. Streetsville & Port Credit)	*	-	5	12	29	13	8	9	*	-	3	-	-	-	-	-	-	17	223	
Remainder of Census Metro	-	-	*	7	9	4	*	-	*	-	-	-	-	-	-	-	-	-	184	
% Distribution	2	1	3	5	14	16	14	8	11	7	7	2	1	2	3	2	-	3		
																			Average Census Metro Rent	\$ 215
(-) No vacant units in the structures sampled																				
(*) Less than three vacant units in the structures sampled																				
(\phi) Less than 0.5 per cent																				

Note: The above table illustrates the ranges of rentals being asked for vacant units found in the sample of privately initiated apartment structures visited during the April 1975 Apartment Vacancy Survey. Since no attempt has been made to adjust to the total universe, the figures shown are not necessarily representative of the private rental market as a whole.

TWO BEDROOM UNITS

Rental Ranges of Vacant Units in the Sample of Privately Initiated
Apartment Structures of Six Units and Over

Toronto Census Metropolitan Area - April 1975

Distribution of Rents (\$)

	Under 190	190-199	200-209	210-219	220-229	230-239	240-249	250-259	260-269	270-279	280-289	290-299	300-309	310-319	320-329	330-339	340-349	350+	Average Rent (\$)
(Number of Vacant Apartment Units)																			
Toronto City	5	-	3	*	5	-	-	*	13	20	*	5	12	3	3	*	6	33	322
Etobicoke Borough	5	-	3	*	5	-	*	7	16	7	66	12	27	10	-	-	-	4	282
Scarborough Borough	*	*	4	7	14	25	27	19	*	5	12	*	*	-	-	-	-	*	243
York Borough	-	-	-	5	4	9	-	-	32	6	6	-	-	-	-	-	-	*	257
East York Borough	-	-	-	*	-	-	9	*	3	4	-	*	7	-	-	7	-	12	310
North York Borough	3	3	3	6	12	43	58	62	4	16	3	3	*	*	-	*	-	39	265
Mississauga Town (incl. Streetsville & Port Credit)	*	4	5	10	10	6	9	4	-	*	*	*	-	-	-	-	-	58	366
Remainder of Census Metro	*	*	5	3	4	*	4	8	*	-	*	7	-	-	-	-	-	-	241
% Distribution	2	1	3	4	6	9	12	11	8	7	10	3	5	2	0	1	1	16	
																			Average Census Metro Rent
																			\$ 285

(-) No vacant units in the structures sampled

(*) Less than three vacant units in the structures sampled

(0) Less than 0.5 per cent

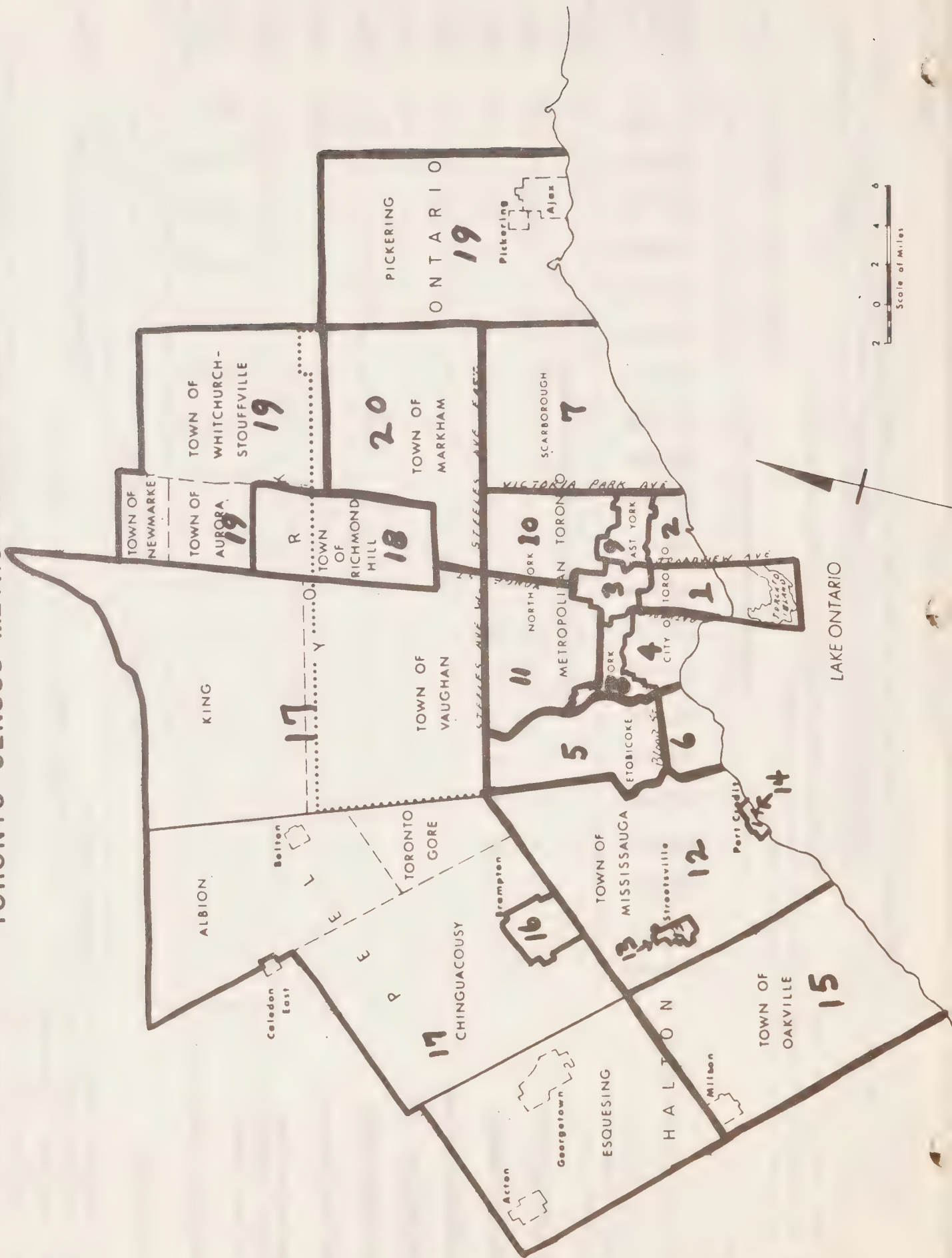
Note: The above table illustrates the ranges of rentals being asked for vacant units found in the sample of privately initiated apartment structures visited during the April 1975 Apartment Vacancy Survey. Since no attempt has been made to adjust to the total universe, the figures shown are not necessarily representative of the private rental market as a whole.

Toronto Census Metropolitan Area - April 1975

Distribution of Rents (\$)																					Average Rent (\$)	
	Under 270	270-279	280-289	290-299	300-309	310-319	320-329	330-339	340-349	350-359	360-369	370-379	380-389	390-399	400-409	410-419	420-429	430-439	440-449	450-459	460+	
	(Number of Vacant Apartment Units)																					
Toronto City	*	-	-	-	*	-	*	-	3	-	-	-	-	-	18	9	-	-	-	*	11	421
Ettobeeke Borough	*	-	3	*	7	13	18	3	66	13	-	*	-	-	-	-	-	-	-	-	8	346
Searborough Borough	5	*	3	-	5	3	*	*	-	-	-	-	-	-	*	-	-	-	-	-	-	295
York Borough	-	-	-	-	-	-	12	*	-	-	-	-	-	-	-	-	-	-	-	-	*	338
East York Borough	-	*	-	*	-	*	-	4	*	-	-	-	-	-	-	-	-	-	-	-	8	504
North York Borough	6	13	13	13	6	17	8	*	*	*	6	*	-	-	-	-	*	-	-	-	32	363
Mississauga Town (incl. Streetsville & Port Credit)	3	-	4	-	3	-	*	-	*	-	*	-	-	*	-	-	-	-	-	-	12	393
Remainder of Census Metro	4	-	*	3	5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	272
% Distribution	5	4	6	5	7	9	11	3	19	4	2	1	-	Ø	5	2	1	-	-	Ø	18	
																					\$ 364	
																					Average Census Metro Rent	
(-) No vacant units in the structures sampled																						
(*) Less than three vacant units in the structures sampled																						
(Ø) Less than 0.5 per cent																						

Note: The above table illustrates the ranges of rentals being asked for vacant units found in the sample of privately initiated apartment structures visited during the April 1975 Apartment Vacancy Survey. Since no attempt has been made to adjust to the total universe, the figures shown are not necessarily representative of the private rental market as a whole.

TORONTO CENSUS METROPOLITAN AREA



CENTRAL MORTGAGE AND HOUSING CORPORATION
SOCIÉTÉ CENTRALE D'HYPOTHÈQUES ET DE LOGEMENT

Toronto Office • 650 Lawrence Ave. W. • Toronto 19, Ont.
Bureau de Toronto • 650 Ave. Lawrence O. • Toronto 19, Ont.

November 1975.

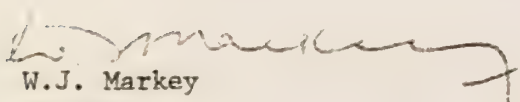
Re: Apartment Vacancy Survey
October 1975

We are pleased to provide you with the results of our semi-annual apartment vacancy survey which was conducted in the Census Metropolitan Area of Toronto during the first week in October, 1975.

The survey of apartment buildings containing six or more self-contained units covered on a sample basis those units completed prior to March 31, 1974 and all units completed in the period April 1, 1974 to March 31, 1975. In addition to vacancy information, we also collected data on the asking rentals for the vacant units. The results of these tabulations are shown in an Appendix to this report.

Information was obtained through interviews with apartment owners and building superintendents. Approximately 195,300 units were sampled out of an estimated universe of 246,500 privately initiated units.

If this survey needs to be explained in any way, you may contact our office in Toronto or our Regional Economist at (416) 361-0420.


W.J. Markey
Manager

ONTARIO APARTMENT VACANCY SURVEY

Survey Methodology

The CMHC Apartment Vacancy Survey is conducted semi-annually and includes a sample of apartment buildings with six or more self-contained dwelling units which were completed and on the market at the end of March 1975. The survey is now being conducted in April and October each year rather than in June and December as was previously the case. In October 1975, fifteen centres were surveyed in Ontario.

There are three universes* which comprise the total apartment universe. Apartments completed from April 1, 1974 to March 31, 1975 are called the "new" universe. Apartments completed prior to this period are referred to as the "old" universe. In addition, publicly initiated apartments which were on the market prior to April 1975, are known as the "public" universe. Apartments completed during the period April 1, 1975 to September 30, 1975 are not included in the survey as a six month lapse is allowed for market absorption.

Vacancy rates were calculated for apartment dwelling units by structure size, by period of construction, by geographical area and number of bedrooms. The rental rate averages were calculated by number of bedrooms per unit, in each census area. Rental rates are based only upon those units vacant at the time of the survey and do not, therefore, provide any information with regard to rental rates in the market as a whole.

The total Ontario vacancy rate for the private universe was 2.0 per cent in October.

Survey Results - Toronto Census Metropolitan Area, October 1975

The overall vacancy rate in publicly and privately initiated apartment structure of six or more units rose from 1.0 per cent in April 1975 to 1.5 per cent in October 1975. The private rate in October survey was 1.8 per cent - up 64 per cent from April 1975. While this is an improvement, the rental market remains relatively tight in the Toronto area.

In the Toronto CMA, the private vacancy rates rose from April 1975 to October 1975 for almost all structure sizes except for the 20-29 unit size which stayed at 1.1 per cent. The highest vacancy rate 2.8 per cent was for structures of over 200 units and the lowest, 0.7 per cent for structures of 6-9 units. The highest rate by bedroom count was 2.9 per cent for three or more bedroom units, and the lowest rate was 1.6 per cent for one bedroom units.

In the Toronto Metropolitan Municipality, the highest total vacancy rate was 3.5 per cent in Scarborough; outside the Metropolitan Municipality the highest total vacancy rate was in Mississauga City with a rate of 1.8 per cent.

* the "universe" is the total inventory of dwelling units in buildings containing six units or more within the survey area.

TABLE 1

VACANCY RATES IN APARTMENT STRUCTURES OF SIX UNITS AND OVER
PUBLICLY AND PRIVATELY INITIATED, IN METROPOLITAN AREAS
(1)

1964 - 1975
(Per Cent)

Metropolitan Area	1964	1965	1966	1967	1968	1969		1970		1971		1972		1973		1974		1975	
						June	Dec. (2)	June	Dec.	June	Dec.	June	Dec.	June	Dec.	June	Dec.	Apr.	Oct.
Calgary	14.3	7.8	7.2	1.4	1.1	1.7	1.8	5.7	7.2	10.7	6.5	9.1	6.4	8.6	7.9	5.9	1.2	1.9	0.4
Chicoutimi-Jonquière	**	**	**	**	**	**	**	**	**	**	**	5.0	0.8	3.3	0.7	4.1	1.8	1.5	1.1
Edmonton	13.0	6.5	2.3	2.3	2.3	3.7	2.2	5.7	1.9	6.3	5.1	7.6	6.0	8.1	5.2	5.4	0.8	0.8	0.3
Halifax	3.4	3.9	3.4	2.5	0.4	0.4	0.5	2.3	2.9	3.9	3.5	4.5	1.5	2.4	2.1	2.7	2.2	2.5	2.2
Hamilton	**	1.3	1.4	1.4	1.9	1.3	**	2.8	1.4	2.0	1.9	2.3	1.6	2.1	2.2	2.1	1.4	1.8	2.9
Kitchener	**	**	**	**	**	**	**	5.3	**	6.0	**	4.7	1.6	5.1	3.6	7.1	2.4	2.8	2.4
London	**	**	**	**	**	3.9	**	6.9	3.0	6.2	2.3	7.2	4.2	8.4	3.6	5.9	2.0	2.8	2.2
Montreal	6.6	5.9	4.4	1.2	4.7	7.2	5.5	7.9	6.2	7.0	4.4	5.6	3.0	3.9	2.0	2.6	1.2	1.1	0.7
Ottawa-Hull	8.2	8.8	7.1	1.9	1.3	1.6	1.2	2.1	1.3	2.0	1.7	2.4	1.6	2.1	1.9	3.2	2.5	2.1	2.3
Ottawa	8.1	8.7	7.3	1.9	1.4	1.6	1.2	2.1	1.2	2.0	1.5	2.1	1.5	2.0	1.9	3.5	2.5	2.0	2.0
Hull	8.7	9.0	3.5	0.8	0.5	1.1	0.7	1.3	2.9	2.8	3.2	4.3	2.8	2.6	2.2	1.8	2.2	3.0	4.3
Quebec	6.6	6.4	5.1	2.2	2.2	2.8	**	3.7	1.9	4.9	4.3	7.0	5.5	5.5	3.1	4.3	1.6	1.1	1.5
Regina	**	**	**	**	**	3.8	**	10.7	**	6.5	**	3.1	1.0	1.6	1.0	0.7	0.1	0.1	0.0
St. Catharines	**	**	**	**	**	**	**	**	**	**	**	2.8	3.3	3.3	4.4	5.2	3.5	3.1	2.6
- Niagara	**	**	**	**	**	0.4	**	1.5	**	0.7	**	0.4	1.1	1.0	0.4	2.1	0.9	0.4	0.3
Saint John	**	**	**	**	**	18.9	15.5	20.7	**	3.6	**	0.9	0.0	0.3	0.3	0.4	0.3	0.5	2.9
St. John's	**	**	**	**	**	10.1	**	20.3	**	16.4	**	8.7	0.5	6.4	0.3	1.7	0.2	0.2	0.0
Saskatoon	**	**	**	**	**	**	**	0.3	**	0.3	**	4.9	5.3	9.8	10.7	9.2	4.4	2.5	1.0
Sudbury	**	**	**	**	**	**	**	**	**	**	**	0.6	0.8	1.5	0.9	1.7	0.4	0.6	0.4
Thunder Bay	**	**	**	**	**	2.4	2.1	2.5	2.4	2.7	3.2	2.9	2.3	1.8	1.4	0.9	0.9	1.0	1.5
Toronto	2.6	1.5	0.9	1.1	1.4	1.4	2.1	2.5	2.0	3.9	2.6	2.3	0.5	0.9	0.3	0.3	0.1	0.2	0.1
Vancouver	4.4	4.0	1.3	1.0	1.3	1.1	0.8	2.5	2.0	3.9	**	2.3	0.5	0.9	0.3	0.5	0.1	0.3	0.1
Victoria	**	**	**	**	**	3.2	**	5.2	**	4.1	**	3.0	0.8	1.4	0.3	0.5	0.1	0.3	0.1
Windsor	**	**	**	1.0	1.5	0.6	**	0.9	1.7	1.8	1.7	1.4	2.6	2.7	1.9	2.9	2.4	3.4	3.5
Winnipeg	5.6	4.9	4.1	1.5	1.5	1.5	1.6	2.5	3.3	3.4	5.5	5.1	4.2	3.9	3.3	2.6	1.5	1.5	1.9
TOTAL (3)	5.5	4.4	3.1	1.3	2.6	3.8	3.1	4.7	3.6	4.8	3.7	4.3	2.7	3.3	2.1	2.4	1.2	1.2	1.2

(1) Data for the period 1964-1968 relate to the month of June.

(2) December 1969 vacancy rates are not strictly comparable due to different time lags used in defining "New" and "Old" apartment structures.

(3) Weighted Average of Metropolitan Areas Surveyed.

** Not available.

TABLE II
VACANCY RATES IN APARTMENT STRUCTURES
OF SIX UNITS AND OVER
PRIVATELY INITIATED

TORONTO
METROPOLITAN AREA
1963 - 1975 (1)
(PER CENT)

Period	Structure Size - In Dwelling Units								
	6-9	10-19	20-29	30-49	50-99	100-199	200+	Total	20 +
1963	4.5	4.3	5.7	3.5	4.2	5.2		4.4	4.6
1964	3.0	2.3	2.9	1.7	2.7	4.7		2.8	3.0
1965	1.8	1.3	1.6	1.9	1.2	1.3		1.6	1.5
1966	1.2	0.7	**	**	**	**	**	1.0	1.0
1967	0.6	0.5	0.7	1.0	0.9	1.2		1.2	1.3
1968	1.6	1.4	1.1	1.2	1.0	2.1	1.9	1.5	1.5
1969 - June	1.2	1.9	1.3	1.7	1.6	4.0	4.3	2.7	2.8
- Dec. (2)	1.1	1.9	1.2	1.7	2.0	3.6	2.6	2.3	2.4
1970 - June	1.8	2.2	1.4	2.1	2.0	4.5	3.0	2.8	2.9
- Dec.	1.4	1.6	1.3	1.4	2.1	3.9	3.8	2.7	2.9
1971 - June	1.9	2.4	1.3	2.3	2.0	3.2	5.0	3.0	3.1
- Dec.	1.9	2.5	1.8	2.0	2.6	3.9	5.9	3.6	3.7
1972 - June	1.5	2.4	2.1	2.4	3.0	3.5	4.7	3.3	3.5
- Dec.	1.7	1.5	1.1	1.6	1.8	2.5	4.0	2.5	2.6
1973 - June	2.2	1.9	1.2	1.6	1.7	2.0	3.0	2.1	2.1
- Dec.	0.8	1.5	0.9	1.3	1.2	1.6	2.1	1.5	1.6
1974 - June	0.8	1.0	1.0	1.1	0.7	0.9	1.6	1.0	1.1
- Dec.	0.7	0.5	0.6	0.8	0.7	1.0	1.7	1.1	1.1
1975 - Apr.	0.3	0.4	1.1	0.8	0.9	1.0	1.9	1.1	1.2
- Oct.	0.7	1.1	1.1	1.3	1.4	1.5	2.8	1.8	1.8

(1) Data for the period 1963-1968 relate to the month of June.

(2) December 1969 vacancy rates are not strictly comparable due to different time lags in defining "New" and "Old" apartment structures.

** Not available.

TABLE III

VACANCY RATES IN APARTMENT STRUCTURES
OF SIX UNITS AND OVER
PRIVATELY INITIATED

TORONTO
METROPOLITAN AREA
 1973 - 1975
 (PER CENT)

Area	1973		1974		1975			
	June	Dec.	June	Dec.	April	October		
						Completed Prior to Apr. 1974	Completed during Apr. 1974 to March 1975	Total
Metropolitan Municipality:								
Toronto City:								
Central Part - Zone 1	3.7	2.1	2.1	1.4	1.3	1.7	2.0	1.7
Easterly Part - Zone 2	1.8	0.9	1.4	0.5	0.8	1.8	**	1.8
Northerly Part- Zone 3	1.4	0.8	0.9	0.6	0.6	1.4	5.7	1.5
Westerly Part - Zone 4	1.7	1.8	0.9	1.6	1.4	2.1	4.1	2.2
Sub-Total	2.2	1.4	1.3	1.0	1.0	1.7	3.1	1.7
Etobicoke Borough:								
Northerly Part- Zone 5	1.4	1.7	1.8	0.8	2.1	0.9	4.5	1.4
Southerly Part- Zone 6	1.6	1.1	0.3	0.2	0.6	0.8	-	0.8
Sub-Total	1.5	1.5	1.2	0.6	1.5	0.9	4.5	1.2
Scarborough								
Borough - Zone 7	3.7	2.4	1.1	1.4	1.1	3.2	6.0	3.5
York Borough - Zone 8	0.7	1.8	1.3	1.2	1.4	1.1	6.6	1.4
East York								
Borough - Zone 9	2.3	1.4	0.8	0.7	1.0	1.7	**	1.6
York North Borough:								
Easterly Part - Zone 10	2.1	1.4	0.7	1.2	1.3	2.1	0.9	2.1
Westerly Part - Zone 11	1.4	1.2	0.8	1.0	0.9	1.2	4.4	1.4
Sub-Total	1.7	1.3	0.7	1.1	1.1	1.6	4.0	1.7
TOTAL METROPOLITAN MUNICIPALITY	2.0	1.5	1.1	1.0	1.1	1.7	4.3	1.8

** Not Available.

TABLE III (Cont'd)

VACANCY RATES IN APARTMENT STRUCTURES
OF SIX UNITS AND OVER
PRIVATELY INITIATED

TORONTO
METROPOLITAN AREA
 1973 - 1975
 (PER CENT)

Area	1973		1974		1975			
	June	Dec.	June	Dec.	April	October		
						Completed Prior to Apr. 1974	Completed during Apr. 1974 to March 1975	Total
Remainder of Census Metropolitan Area:								
Mississauga - Zone								
City - Zone 12	*	*	*	*	*	1.7	2.1	1.8
Halton Hills								
Town - Zone 13	*	*	*	*	*	0.0	-	0.0
Milton Town - Zone 14	*	*	*	*	*	0.4	**	0.4
Oakville Town - Zone 15	*	*	*	*	*	1.0	**	0.9
Brampton City - Zone 16	1.0	0.8	0.0	0.4	0.9	0.7	2.3	0.8
Caledon Town								
Vaughan Town								
King Twp. - Zone 17	*	*	*	*	*	0.0	**	**
Richmond Hill - Zone 18	0.0	0.1	0.1	0.4	0.1	0.3	**	0.3
Pickering Twp.								
Ajax Town								
Newmarket Town - Zone 19	0.9	0.0	0.0	0.1	0.4	1.2	0.9	1.2
Aurora Town								
Witchurch-Stouffville								
Markham Town - Zone 20	0.3	0.7	0.7	0.3	0.7	1.7	-	1.7
Total Remaining Part	2.7	1.7	0.8	1.4	1.3	1.3	1.8	1.4
METROPOLITAN TORONTO (CENSUS AREA)	2.1	1.5	1.0	1.1	1.1	1.6	3.8	1.8

** Not Available.

* Vacancy rates not comparable due to zone restructuring.

VACANCY RATES IN APARTMENT STRUCTURES OF SIX UNITS AND OVER
PRIVATELY INITIATED BY SIZE OF STRUCTURE

NUMBER OF UNITS

Area	NUMBER OF UNITS																	
	6-9		10-19		20-29		30-49		50-99		100-199		200+		Total		20 +	
	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.
Metropolitan Municipality:																		
Toronto City:																		
- Zone 1	0.5	0.5	1.2	0.0	1.6	0.3	1.2	3.3	1.2	0.6	0.9	0.7	1.5	2.4	1.3	1.7	1.3	1.8
- Zone 2	0.0	2.3	0.4	0.0	1.9	2.6	0.5	1.2	0.8	1.3	-	-	0.9	2.9	0.8	1.8	1.0	2.1
- Zone 3	0.0	0.0	0.3	0.4	0.8	0.8	0.2	0.2	1.0	1.8	0.4	0.4	0.7	2.9	0.6	1.5	0.6	1.6
- Zone 4	0.3	0.5	1.0	3.5	0.6	2.8	1.7	3.9	1.2	1.8	1.3	1.2	2.0	2.2	1.4	2.2	1.6	2.2
Sub-Total	0.3	0.7	0.7	1.3	1.2	1.6	0.7	1.6	1.1	1.4	0.7	0.6	1.3	2.5	1.0	1.7	1.1	1.8
Etobicoke Borough:																		
- Zone 5	0.0	0.0	0.0	0.5	2.3	1.4	0.8	0.4	0.3	0.6	1.4	1.6	6.3	2.4	2.1	1.4	2.3	1.5
- Zone 6	0.0	0.0	0.0	1.0	0.6	0.8	1.1	1.3	0.9	0.8	0.4	0.3	-	-	0.6	0.8	0.8	0.9
Sub-Total	0.0	0.0	0.0	0.7	1.0	0.9	1.0	0.9	0.6	0.7	1.2	1.4	6.3	2.4	1.5	1.2	1.8	1.3
Scarborough Borough	0.0	0.7	0.7	1.7	0.8	1.4	0.2	1.3	0.9	2.2	0.9	2.7	2.0	6.5	1.1	3.5	1.2	3.6
York Borough	0.6	1.8	0.5	1.3	1.1	0.7	1.7	1.2	1.1	1.0	1.0	1.3	2.7	2.1	1.4	1.4	1.5	1.3
York East Borough	0.0	0.0	0.0	0.0	0.6	0.6	1.0	1.8	0.8	1.6	0.9	1.4	1.4	2.2	1.0	1.6	1.1	1.8
York North Borough:																		
- Zone 10	1.1	1.1	0.3	1.7	0.5	0.9	0.2	0.5	0.8	1.4	0.8	1.4	2.2	3.3	1.3	2.1	1.4	2.1
- Zone 11	0.3	1.3	0.5	0.7	1.3	0.2	0.7	1.4	0.8	0.9	1.0	1.9	1.2	1.4	0.9	1.4	1.0	1.4
Sub-Total	0.5	1.3	0.4	1.0	1.1	0.4	0.5	1.1	0.8	1.1	0.9	1.7	1.8	2.4	1.1	1.7	1.2	1.7
TOTAL METROPOLITAN MUNICIPALITY	0.3	0.8	0.5	1.1	1.0	1.1	0.8	1.3	0.9	1.3	0.9	1.6	1.8	2.8	1.1	1.8	1.2	1.9

VACANCY RATES IN APARTMENT STRUCTURES OF SIX UNITS AND OVER
PRIVATELY INITIATED BY SIZE OF STRUCTURE

** Not Available.
* Vacancy rates not comparable due to zone restructuring.

TABLE V

VACANCY RATES IN APARTMENT STRUCTURES OF SIX UNITS AND OVER
PRIVATELY INITIATED, BY NUMBER OF BEDROOMS

TORONTO
METROPOLITAN AREA
1975
(PER CENT)

Area	Number of Bedrooms									
	Bachelor		One		Two		Three or more		Total	
	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.
<u>Metropolitan Municipality:</u>										
Toronto City:										
Central Part - Zone 1	1.3	1.3	1.4	1.9	1.0	1.5	0.9	3.8	1.3	1.7
Easterly Part - Zone 2	1.6	3.0	0.7	1.8	0.6	0.7	0.0	1.1	0.8	1.8
Northerly Part - Zone 3	0.9	2.6	0.4	1.0	0.6	1.5	1.4	3.8	0.6	1.5
Westerly Part - Zone 4	1.7	3.8	1.2	2.3	1.1	0.9	4.8	3.3	1.4	2.2
Sub-Total	1.3	2.3	0.9	1.6	0.8	1.3	2.2	3.6	1.0	1.7
Etobicoke Borough:										
Northerly Part - Zone 5	0.3	0.7	1.2	0.5	1.8	1.3	5.0	3.3	2.1	1.4
Southerly Part - Zone 6	0.8	2.5	0.7	0.6	0.4	0.6	1.7	0.3	0.6	0.8
Sub-Total	0.7	2.0	0.9	0.6	1.3	1.0	4.7	3.1	1.5	1.2
Scarborough Borough - Zone 7	0.6	2.2	1.3	3.2	1.0	3.7	0.9	3.8	1.1	3.5
York Borough - Zone 8	3.2	1.6	1.0	1.0	1.4	1.1	2.6	7.2	1.4	1.4
York East Borough - Zone 9	0.6	0.5	1.1	1.6	0.8	1.8	2.0	2.3	1.0	1.6
York North Borough:										
Easterly Part - Zone 10	0.0	2.1	1.1	1.7	1.2	2.3	2.4	2.4	1.3	2.1
Westerly Part - Zone 11	0.9	0.4	0.9	1.3	0.8	1.3	1.4	2.2	0.9	1.4
Sub-Total	0.6	0.8	1.0	1.5	1.0	1.8	1.9	2.3	1.1	1.7
TOTAL METROPOLITAN MUNICIPALITY	1.3	2.0	1.0	1.6	1.0	1.8	2.4	3.0	1.1	1.8

TABLE V (Cont'd)

VACANCY RATES IN APARTMENT STRUCTURES OF SIX UNITS AND OVER
PRIVATELY INITIATED, BY NUMBER OF BEDROOMS

TORONTO
METROPOLITAN AREA
 1975
 (PER CENT)

Area	Number of Bedrooms									
	Bachelor		One		Two		Three or more		Total	
	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.
<u>Remainder of Census Metropolitan Area:</u>										
Mississauga City - Zone 12	*	1.5	*	2.5	*	1.2	*	1.9	*	1.8
Halton Hills Town - Zone 13	*	0.0	*	0.0	*	0.0	*	0.0	*	0.0
Milton Town - Zone 14	*	0.0	*	0.4	*	0.4	*	0.0	*	0.4
Oakville Town - Zone 15	*	0.0	*	0.9	*	0.8	*	2.2	*	0.9
Brampton City - Zone 16	0.0	0.0	0.5	0.8	1.1	0.9	2.5	0.7	0.9	0.8
Caledon Town										
Vaughan Town - Zone 17	*	-	*	**	*	**	*	-	*	**
King Twp.										
Richmond Hill - Zone 18	2.7	0.0	0.0	0.2	0.0	0.3	0.0	0.0	0.1	0.3
Pickering Twp.										
Ajax Town										
Newmarket Town - Zone 19	4.9	0.0	0.2	1.1	0.3	0.1	0.0	8.0	0.4	1.2
Aurora Town										
Whitchurch Stouffville										
Markham Town - Zone 20	0.0	0.0	0.0	1.5	1.3	2.1	0.0	0.0	0.7	1.7
Total - Remaining Part	2.4	0.9	1.2	1.8	1.1	1.0	1.8	2.0	1.3	1.4
METROPOLITAN TORONTO (CENSUS AREA)	1.4	2.0	1.0	1.6	1.0	1.7	2.3	2.9	1.1	1.8

** Not Available.

* Vacancy rates not comparable due to zone restructuring.

A P P E N D I X

Rental Ranges of Vacant Units

Toronto Census Metropolitan Area - October 1975

Caution:

Under no circumstances should the figures contained in this appendix be construed as applicable to rental accommodation which was occupied at the time of survey.

Please read Table footnotes carefully.

BACHELOR UNITS

APPENDIX TABLE 1

Rental Ranges of Vacant Units in the Sample of Privately Initiated

Apartment Structures of Six Units and Over

Toronto Census Metropolitan Area - October 1975

	Distribution of Rents (\$)											Average Rent (\$)	
	Under 100	100-119	120-139	140-159	160-179	180-199	200-219	220-239	240-259	260-279	280-299		300 +
	(Number of Vacant Apartment Units)												
Toronto City	-	4	6	12	40	15	109	46	4	-	*	-	199
Etobicoke Borough	-	-	-	*	7	*	*	*	-	-	-	-	176
Scarborough Borough	-	-	-	-	-	6	-	-	-	-	-	-	187
York Borough	-	-	*	3	8	-	*	*	-	-	-	-	173
York, East Borough	-	-	-	*	*	*	-	-	-	-	-	-	176
York, North Borough	-	-	-	-	3	*	-	-	-	-	-	-	173
Mississauga City	-	-	-	*	5	*	-	-	-	-	-	-	163
Remainder of Census Metro	-	-	-	-	-	-	-	-	-	-	-	-	-
% Distribution	-	1	2	7	22	9	39	17	1	-	Ø	-	\$ 195
Average Census Metro Rent													

(-) No vacant units in the structures sampled

(*) Not available

(Ø) Less than 0.5 per cent

Note: The above table illustrates the ranges of rentals being asked for vacant units found in the sample of privately initiated apartment structures visited during the October 1975 Apartment Vacancy Survey. Since no attempt has been made to adjust to the total universe, the figures shown are not necessarily representative of the private rental market as a whole.

ONE BEDROOM UNITS

APPENDIX TABLE 2

Rental Ranges of Vacant Units in the Sample of Privately Initiated

Apartment Structures of Six Units and Over

Toronto Census Metropolitan Area - October 1975

	Distribution of Rents (\$)																		Average Rent (\$)
	Under 140	140-159	160-179	180-199	200-219	220-239	240-259	260-279	280-299	300-319	320-339	340-359	360-379	380-399	400-419	420-439	440-459	460 +	
(Number of Vacant Apartment Units)																			
Toronto City	*	10	10	32	36	146	113	79	36	6	9	*	-	-	-	-	12	7	252
Etobicoke Borough	-	5	4	3	9	6	*	10	*	-	-	-	-	-	-	-	-	-	218
Scarborough Borough	-	-	8	51	91	86	15	5	*	-	-	-	-	-	-	-	-	-	214
York Borough	*	-	3	10	15	9	8	5	-	-	-	-	-	-	-	-	-	-	215
York, East Borough	-	-	-	13	32	40	12	16	-	7	12	-	-	-	-	-	-	-	239
York, North Borough	-	-	*	17	76	140	36	-	*	*	-	-	-	-	-	-	-	-	222
Mississauga City	-	*	3	1	39	23	33	*	-	-	-	-	-	-	-	-	-	-	213
Remainder of Census Metro	-	*	*	3	19	7	-	-	-	*	-	-	-	-	-	-	-	-	215
# Distribution	0	1	2	17	22	32	15	8	3	1	1	0	-	-	-	-	1	0	
Average Census Metro Rent																			\$ 231

(-) No vacant units in the structures sampled

(*) Not available

(0) Less than 0.5 per cent

Note: The above table illustrates the ranges of rentals being asked for vacant units found in the sample of privately initiated apartment structures visited during the October 1975 Apartment Vacancy Survey. Since no attempt has been made to adjust to the total universe, the figures shown are not necessarily representative of the private rental market as a whole.

TWO BEDROOM UNITS

Rental Ranges of Vacant Units in the Sample of Privately Initiated

Apartment Structures of Six Units and Over

Toronto Census Metropolitan Area - October 1975

	Distribution of Rents (\$)																	Average Rent (\$)
	Under 160	160 - 179	180 - 199	200 - 219	220 - 239	240 - 259	260 - 279	280 - 299	300 - 319	320 - 339	340 - 359	360 - 379	380 - 399	400 - 419	420 - 439	440 - 459	460 - 479	480 +
(Number of Vacant Apartment Units)																		
Toronto City	*	*	*	3	7	4	12	29	31	28	48	4	5	7	6	-	-	331
Etobicoke Borough	-	*	5	-	8	24	21	11	16	8	*	-	-	*	13	12	-	310
Scarborough Borough	-	-	-	8	76	195	61	31	21	3	-	-	-	-	-	-	-	254
York Borough	-	-	*	-	*	27	*	6	-	-	-	-	-	-	-	-	-	253
York, East Borough	-	-	-	3	*	14	22	7	8	20	*	-	3	15	-	-	-	309
York, North Borough	-	-	*	6	22	132	216	66	5	4	*	3	-	-	-	-	-	264
Mississauga City	-	-	3	12	42	14	21	3	*	-	-	-	*	*	-	-	-	244
Remainder of Census Metro	-	-	3	*	3	22	12	*	-	-	*	-	-	-	-	-	-	250
% Distribution	Ø	Ø	1	2	11	30	25	11	6	4	4	Ø	1	2	1	1	Ø	
Average Census Metro Rent																		\$ 275

(-) No vacant units in the structures sampled

(*) Not available

(Ø) Less than 0.5 per cent

Note: The above table illustrates the ranges of rentals being asked for vacant units found in the sample of privately initiated apartment structures visited during the October 1975 Apartment Vacancy Survey. Since no attempt has been made to adjust to the total universe, the figures shown are not necessarily representative of the private rental market as a whole.

Rental Ranges of Vacant Units in the Sample of Privately Initiated

Apartment Structures of Six Units and Over

Toronto Census Metropolitan Area - October 1975

	Distribution of Rents (\$)																			Average Rent (\$)
	Under 240	240-259	260-279	280-299	300-319	320-339	340-359	360-379	380-399	400-419	420-439	440-459	460-479	480-499	500-519	520-539	540-559	560-579	580 +	
(Number of Vacant Apartment Units)																				
Toronto City	-	-	-	*	-	5	*	19	7	9	-	*	*	-	*	*	*	*	*	
Etobicoke Borough	-	-	3	10	*	9	19	11	-	*	-	-	-	-	-	-	-	35	3	
Scarborough Borough	-	-	9	26	20	12	1	1	30	-	-	-	-	-	-	-	-	-	-	
York Borough	-	-	-	35	-	3	*	-	-	-	-	-	-	-	-	-	-	-	-	
York, East Borough	-	-	-	3	-	*	*	-	4	-	-	-	-	-	*	-	7	-	-	
York, North Borough	3	*	4	38	27	43	11	-	5	-	-	-	-	*	-	*	-	*	-	
Mississauga City	*	2	4	5	-	*	7	*	-	-	-	-	-	-	-	-	-	-	-	
Remainder of Census Metro	-	*	10	3	*	-	*	-	-	-	-	*	-	-	-	-	-	-	-	
Distribution	1	2	2	24	12	14	10	9	9	2	-	0	0	0	1	1	2	7	1	
Average Census Metro Rent																			\$ 353	

(-) No vacant units in the structures sampled

(*) Not available

(0) Less than 0.5 per cent

Note: The above table illustrates the ranges of rentals being asked for vacant units found in the sample of privately initiated apartment structures visited during the October 1975 Apartment Vacancy Survey. Since no attempt has been made to adjust to the total universe, the figures shown are not necessarily representative of the private rental market as a whole.



TORONTO CENSUS METROPOLITAN AREA

ZONE BOUNDARIES

ONE 1 - TORONTO - CENTRAL
N - C.P.R. LINE
E - CITY LIMIT (and Don River)
S - LAKE ONTARIO
W - BATHURST ST. (East Side)

C/T - 2, 11-17, 30-39, 59-68, 86-92

ONE 2 - TORONTO - EAST
N - CITY LIMIT
E - CITY LIMIT
S - LAKE ONTARIO
W - DON RIVER

ONE 3 - TORONTO - NORTH
N - CITY LIMIT
E - CITY LIMIT
S - C.P.R. LINE
W - CITY LIMIT (and Bathurst St. E. Side)

C/T - 117-142 Incl.

ONE 4 - TORONTO - WEST
N - CITY LIMIT
E - BATHURST ST. (West Side)
S - LAKE ONTARIO
W - CITY LIMIT

C/T - 3-10, 40-58, 93-116

ONE 5 - BOROUGH OF ETOBICOKE - NORTH
N - STEELES AVE. W.
E - HUMBER RIVER
S - BLOOR ST. W.
W - ETOBICOKE CREEK

C/T - 221-250 Incl.

ONE 6 - BOROUGH OF ETOBICOKE - SOUTH
N - BLOOR ST. W.
E - HUMBER RIVER
S - LAKE ONTARIO
W - ETOBICOKE CREEK

C/T - 200-220 Incl.

ONE 7 - BOROUGH OF SCARBOROUGH

C/T - 330-378 Incl.

ONE 8 - BOROUGH OF YORK

C/T - 150-176 Incl.

ZONE 9 - BOROUGH OF EAST YORK

C/T - 180-196 Incl.

ZONE 10 - BOROUGH OF NORTH YORK - EAST
N - STEELES AVE. E. (South Side)
E - VICTORIA PARK AVE.
S - NORTH YORK BOUNDARIES
W - YONGE ST. (East Side)

C/T - 260-274, 300-307, 321-324

ZONE 11 - BOROUGH OF NORTH YORK - WEST
N - STEELES AVE. W.
E - YONGE ST. (West Side)
S - NORTH YORK BOUNDARIES
W - HUMBER RIVER

C/T - 275-299, 308-320

ZONE 12 - MISSISSAUGA CITY

C/T - 500-532, 550

ZONE 13 - HALTON HILLS TOWN *

ZONE 14 - MILTON TOWN

C/T - 620-621

ZONE 15 - OAKVILLE TOWN

C/T - 600-615

ZONE 16 - BRAMPTON CITY

C/T - 560-564

ZONE 17 - CALEDON TOWN *
KING TOWNSHIP *
VAUGHAN TOWN *

ZONE 18 - RICHMOND HILL

C/T - 420-424

ZONE 19 - AJAX TOWN C/T - 810-811
AURORA TOWN C/T - 440-442
NEWMARKET TOWN C/T - 450-452
PICKERING TOWN C/T - 800-807
WHITCHURCH - STOUFFVILLE *

ZONE 20 - MARKHAM TOWN

C/T - 400-403



Central Mortgage
and Housing Corporation

Société centrale
d'hypothèques et de logement

Toronto Office

Bureau de Toronto

R21
June 1976


Re: Apartment Vacancy Survey
April 1976

We are pleased to provide you with the results of our semi-annual apartment vacancy survey which was conducted in the Census Metropolitan Area of Toronto during the first week in April, 1976.

The survey of apartment buildings containing six or more self-contained units covered on a sample basis those units completed prior to September 30, 1974 and all units completed in the period October 1, 1974 to September 30, 1975. In addition to vacancy information, we also collected data on the asking rentals for the vacant units. The results of these tabulations are shown in an Appendix to this report.

Information was obtained through interviews with apartment owners and building superintendents. Approximately 198,300 units were sampled out of an estimated universe of 249,600 privately initiated units.

If this survey needs to be explained in any way, you may contact our office in Toronto or our Regional Economist at (416) 361-0420.


W.J. Markey
Manager

ONTARIO APARTMENT VACANCY SURVEYS

Survey Methodology

The CMHC Apartment Vacancy Survey is conducted semi-annually and includes a sample of apartment buildings with six or more self-contained dwelling units which were completed and on the market at the end of September 1975. The survey is now being conducted in April and October each year rather than in June and December as was previously the case. In April 1976, fifteen centres were surveyed in Ontario.

There are three universes* which comprise the total apartment universe. Apartments completed from October 1, 1974 to September 30, 1975 are called the "new" universe. Apartments completed prior to this period are referred to as the "old" universe. In addition, publicly initiated apartments which were on the market prior to October 1975, are known as the "public" universe. Apartments completed during the period October 1, 1975 to March 31, 1976 are not included in the survey as a six month lapse is allowed for market absorption.

Vacancy rates were calculated for apartment dwelling units by structure size, by period of construction, by geographical area and by number of bedrooms. The rental rate averages were calculated by number of bedrooms per unit, in each census area. Rental rates are based only upon those units vacant at the time of the survey and do not, therefore, provide any information with regard to rental rates in the market as a whole.

The total Ontario vacancy rate for the private universe was 1.8 per cent in April.

Survey Results - Toronto Census Metropolitan Area, April 1976.

The overall vacancy rate for privately initiated apartment structures of six or more units declined from 1.8 per cent in October 1975, to 1.4 per cent in April 1976. The greatest declines were in structures containing 50-99 units which dropped from 1.4 to 0.9 per cent, and in structures containing more than 200 units where the rate declined to 1.8 from 2.8 per cent in October 1975. However, this rate of 1.8 per cent was the highest rate by structure size. The lowest rate, 0.7 per cent, was for structures of 6-9 units.

The overall rate for Metro Toronto and surrounding area was almost identical. The rate for newly completed structures was 5.9 per cent in Metro and 6.6 per cent in the surrounding area, up from 4.3 per cent and 1.8 per cent in October 1975. For older structures (i.e. completed before October 1974), the rate was 1.2 and 1.3 respectively. The area with the highest vacancy rate in Metro Toronto remained Scarborough which had a rate of 2.0 per cent, down from 3.5 per cent in October 1975. The highest rate in the remainder of the census metropolitan area was in Mississauga which had a rate of 1.9 per cent up from 1.8 per cent in October 1975.

The greatest change bedroom type was in the three or more bedroom units which declined from 3.0 per cent in October 1975 to 1.8 per cent in April 1976 in Metro Toronto.

Although the Toronto vacancy rate declined it cannot be directly attributed to a change in any of the various sectors.

* The "universe" is the total inventory of units buildings containing six units or more within the survey area.

TABLE 1

VACANCY RATES IN APARTMENT STRUCTURES OF SIX UNITS AND OVER
PUBLICLY AND PRIVATELY INITIATED, IN METROPOLITAN AREAS
(1)

1964 - 1976
(Per Cent)

Metropolitan Area	1964	1965	1966	1967	1968	1969		1970		1971		1972		1973		1974		1975		1976
						June	Dec. (2)	June	Dec.	June	Dec.	June	Dec.	June	Dec.	June	Dec.	Apr.	Oct.	
Calgary	14.3	7.8	7.2	1.4	1.1	1.7	1.8	5.7	7.2	10.7	6.5	9.1	6.4	8.6	7.9	5.9	1.2	1.9	0.4	0.4
Chicoutimi-Jonquière	**	**	**	**	**	**	**	**	**	**	**	5.0	0.8	3.3	0.7	4.1	1.8	1.5	1.1	0.8
Edmonton	13.0	6.5	2.3	2.3	2.3	3.7	2.2	5.7	1.9	6.3	5.1	7.6	6.0	8.1	5.2	5.4	0.8	0.3	0.1	0.1
Halifax	3.4	3.9	3.4	2.5	0.4	0.4	0.5	2.3	2.9	3.9	3.5	4.5	1.5	2.4	2.1	2.7	2.2	2.5	2.2	2.6
Hamilton	**	1.3	1.4	1.4	1.9	1.3	**	2.8	1.4	2.0	1.9	2.3	1.6	2.1	2.2	2.1	1.4	1.8	2.9	3.1
Kitchener	**	**	**	**	**	**	**	5.3	**	6.0	**	4.7	1.6	5.1	3.6	7.1	2.4	2.8	2.4	3.3
London	**	**	**	**	**	3.9	**	6.9	3.0	6.2	2.3	7.2	4.2	8.4	3.6	5.9	2.0	2.8	2.2	2.5
Montreal	6.6	5.9	4.4	1.2	4.7	7.2	5.5	7.9	6.2	7.0	4.4	5.6	3.0	3.9	2.0	2.6	1.2	1.1	0.7	0.6
Ottawa-Hull	8.2	8.8	7.1	1.9	1.3	1.6	1.2	2.1	1.3	2.0	1.7	2.4	1.6	2.1	1.9	3.2	2.5	2.1	2.3	2.5
Ottawa	8.1	8.7	7.3	1.9	1.4	1.6	1.2	2.1	1.2	2.0	1.5	2.1	1.5	2.0	1.9	3.5	2.5	2.0	2.0	1.9
Hull	8.7	9.0	3.5	0.8	0.5	1.1	0.7	1.3	2.9	2.8	3.2	4.3	2.8	2.6	2.2	1.8	2.2	3.0	4.3	5.7
Quebec	6.6	6.4	5.1	2.2	2.2	2.8	**	3.7	1.9	4.9	4.3	7.0	5.5	5.5	3.1	4.3	1.6	1.1	1.5	0.9
Regina	**	**	**	**	**	3.8	**	10.7	**	6.5	**	3.1	1.0	1.6	1.0	0.7	0.1	0.1	0.0	0.4
St. Catharines	**	**	**	**	**	**	**	**	**	**	**	2.8	3.3	3.3	4.4	5.2	3.5	3.1	2.6	2.8
St. John's	**	**	**	**	**	0.4	**	1.5	**	0.7	**	0.4	1.1	1.0	0.4	2.1	0.9	0.4	0.3	4.3
St. John's	**	**	**	**	**	18.9	15.5	20.7	**	3.6	**	0.9	0.0	0.3	0.3	0.4	0.3	0.5	2.9	2.4
Saskatoon	**	**	**	**	**	10.1	**	20.3	**	16.4	**	8.7	0.5	6.4	0.3	1.7	0.2	0.2	0.0	0.1
Sudbury	**	**	**	**	**	**	**	0.3	**	0.3	**	4.9	5.3	9.8	10.7	9.2	4.4	2.5	1.0	0.7
Thunder Bay	**	**	**	**	**	**	**	**	**	**	**	0.6	0.8	1.5	0.9	1.7	0.4	0.6	0.4	0.4
Toronto	2.6	1.5	0.9	1.1	1.4	2.4	2.1	2.5	2.4	2.7	3.2	2.9	2.3	1.8	1.4	0.9	0.9	1.0	1.5	1.2
Vancouver	4.4	4.0	1.3	1.0	1.3	1.1	0.8	2.5	2.0	3.9	2.6	2.3	0.5	0.9	0.3	0.3	0.1	0.2	0.1	0.4
Victoria	**	**	**	**	**	3.2	**	5.2	**	4.1	**	3.0	0.8	1.4	0.3	0.5	0.1	0.3	0.1	0.3
Windsor	**	**	**	1.0	1.5	0.6	**	0.9	1.7	1.8	1.7	1.4	2.6	2.7	1.9	2.9	2.4	3.4	3.5	3.0
Winnipeg	5.6	4.9	4.1	1.5	1.5	1.5	1.6	2.5	3.3	3.4	5.5	5.1	4.2	3.9	3.3	2.6	1.5	1.5	1.9	1.5
TOTAL (3)	5.5	4.4	3.1	1.3	2.6	3.8	3.1	4.7	3.6	4.8	3.7	4.3	2.7	3.3	2.1	2.4	1.2	1.2	1.2	1.1

(1) Data for the period 1964-1968 relate to the month of June.

(2) December 1969 vacancy rates are not strictly comparable due to different time lags used in defining "New" and "Old" apartment structures.

(3) Weighted Average of Metropolitan Areas Surveyed.

** Not available.

TABLE II
VACANCY RATES IN APARTMENT STRUCTURES
OF SIX UNITS AND OVER
PRIVATELY INITIATED

TORONTO
METROPOLITAN AREA
1963 - 1976 (1)
(PER CENT)

Period	Structure Size - In Dwelling Units								20 +
	6-9	10-19	20-29	30-49	50-99	100-199	200+	Total	
1963	4.5	4.3	5.7	3.5	4.2	5.2		4.4	4.6
1964	3.0	2.3	2.9	1.7	2.7	4.7		2.8	3.0
1965	1.8	1.3	1.6	1.9	1.2	1.3		1.6	1.5
1966	1.2	0.7	**	**	**	**	**	1.0	1.0
1967	0.6	0.5	0.7	1.0	0.9	1.2		1.2	1.3
1968	1.6	1.4	1.1	1.2	1.0	2.1	1.9	1.5	1.5
1969 - June	1.2	1.9	1.3	1.7	1.6	4.0	4.3	2.7	2.8
- Dec. (2)	1.1	1.9	1.2	1.7	2.0	3.6	2.6	2.3	2.4
1970 - June	1.8	2.2	1.4	2.1	2.0	4.5	3.0	2.8	2.9
- Dec.	1.4	1.6	1.3	1.4	2.1	3.9	3.8	2.7	2.9
1971 - June	1.9	2.4	1.3	2.3	2.0	3.2	5.0	3.0	3.1
- Dec.	1.9	2.5	1.8	2.0	2.6	3.9	5.9	3.6	3.7
1972 - June	1.5	2.4	2.1	2.4	3.0	3.5	4.7	3.3	3.5
- Dec.	1.7	1.5	1.1	1.6	1.8	2.5	4.0	2.5	2.6
1973 - June	2.2	1.9	1.2	1.6	1.7	2.0	3.0	2.1	2.1
- Dec.	0.8	1.5	0.9	1.3	1.2	1.6	2.1	1.5	1.6
1974 - June	0.8	1.0	1.0	1.1	0.7	0.9	1.6	1.0	1.1
- Dec.	0.7	0.5	0.6	0.8	0.7	1.0	1.7	1.1	1.1
1975 - Apr.	0.3	0.4	1.1	0.8	0.9	1.0	1.9	1.1	1.2
- Oct.	0.7	1.1	1.1	1.3	1.4	1.5	2.8	1.8	1.8
1976 - Apr.	0.7	1.6	1.1	1.5	0.9	1.4	1.8	1.4	1.4

(1) Data for the period 1963-1968 relate to the month of June.

(2) December 1969 vacancy rates are not strictly comparable due to different time lags in defining "New" and "Old" apartment structures.

** Not available.

TABLE III
VACANCY RATES IN APARTMENT STRUCTURES
OF SIX UNITS AND OVER
PRIVATELY INITIATED
TORONTO
METROPOLITAN AREA
1974 - 1976
(PER CENT)

Area	1974		1975		1976		
	June	Dec.	Apr.	Oct.	April		
					Completed Prior to Oct. 1974	Completed during Oct. 1974 to Sept. 1975	Total
Metropolitan Municipality:							
Toronto City:							
Central Part - Zone 1	2.1	1.4	1.3	1.7	1.3	4.2	1.5
Easterly Part - Zone 2	1.4	0.5	0.8	1.8	1.1	**	1.1
Northerly Part - Zone 3	0.9	0.6	0.6	1.5	0.9	**	0.9
Westerly Part - Zone 4	0.9	1.6	1.4	2.2	1.8	6.7	1.9
Sub-Total	1.3	1.0	1.0	1.7	1.2	3.7	1.3
Etobicoke Borough:							
Northerly Part - Zone 5	1.8	0.8	2.1	1.4	0.8	6.8	1.4
Southerly Part - Zone 6	0.3	0.2	0.6	0.8	1.0	**	1.0
Sub-Total	1.2	0.6	1.5	1.2	0.9	6.4	1.3
Scarborough Borough - Zone 7	1.1	1.4	1.1	3.5	1.8	5.0	2.0
York Borough - Zone 8	1.3	1.2	1.4	1.4	1.2	5.0	1.3
East York Borough - Zone 9	0.8	0.7	1.0	1.6	1.3	**	1.3
York North Borough:							
Easterly Part - Zone 10	0.7	1.2	1.3	2.1	1.3	-	1.3
Westerly Part - Zone 11	0.8	1.0	0.9	1.4	0.9	9.1	1.4
Sub-Total	0.7	1.1	1.1	1.7	1.1	9.1	1.3
TOTAL METROPOLITAN MUNICIPALITY	1.1	1.0	1.1	1.8	1.2	5.9	1.4

TABLE III (Cont'd)

VACANCY RATES IN APARTMENT STRUCTURES
OF SIX UNITS AND OVER
PRIVATELY INITIATED

TORONTO
METROPOLITAN AREA
1974 - 1976
(PER CENT)

Area	1974		1975		1976		
	June	Dec.	Apr.	Oct.	April		
					Completed Prior to Oct. 1974	Completed during Oct. 1974 to Sept. 1975	Total
Remainder of Census Metropolitan Area:							
Mississauga City - Zone 12	*	*	*	1.8	1.6	6.0	1.9
Halton Hills Town - Zone 13	*	*	*	0.0	0.8	-	0.8
Milton Town - Zone 14	*	*	*	0.4	0.4	-	0.4
Oakville Town - Zone 15	*	*	*	0.9	0.5	**	1.5
Brampton City - Zone 16	0.0	0.4	0.9	0.8	1.7	-	1.7
Caledon Town							
Vaughan Town							
King Twp. - Zone 17	*	*	*	**	**	**	**
Richmond Hill - Zone 18	0.1	0.4	0.1	0.3	0.3	-	0.3
Pickering Twp.							
Ajax Town							
Newmarket Town - Zone 19	0.0	0.1	0.4	1.2	0.1	**	0.1
Aurora Town							
Whitchurch-Stouffville							
Markham Town - Zone 20	0.7	0.3	0.7	1.7	0.1	-	0.1
Total Remaining Part	0.8	1.4	1.3	1.4	1.3	6.6	1.6
METROPOLITAN TORONTO (CENSUS AREA)	1.0	1.1	1.1	1.8	1.2	6.0	1.4

* Vacancy rates not comparable due to zone restructuring.

** Not available.

VACANCY RATES IN APARTMENT STRUCTURES OF SIX UNITS AND OVER PRIVATELY INITIATED BY SIZE OF STRUCTURE

METROPOLITAN AREA

1975 - 1976
(PER CENT)

Area	NUMBER OF UNITS																	
	6-9		10-19		20-29		30-49		50-99		100-199		200 +		Total		20 +	
	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.
Metropolitan Municipality:																		
Toronto City:																		
Central Part	0.5	0.6	0.0	0.8	0.3	0.3	2.6	0.6	0.9	0.7	1.7	2.4	1.6	1.7	1.5	1.8	1.5	1.5
Easterly Part	2.3	0.0	0.0	0.0	2.6	3.6	0.9	1.3	0.1	-	-	2.9	1.4	1.8	1.1	2.1	1.5	1.5
Northerly Part	0.0	4.6	0.4	0.4	0.8	0.7	0.5	1.8	0.8	0.4	0.5	2.9	1.2	1.5	0.9	1.6	0.8	0.8
Westerly Part	0.5	0.9	3.5	3.1	2.8	1.8	3.9	1.8	1.3	1.2	2.0	2.2	1.2	2.2	1.9	2.2	1.9	1.9
Sub-Total	0.7	1.3	1.3	1.3	1.6	1.4	1.6	1.4	0.9	0.6	1.1	2.5	1.4	1.7	1.3	1.8	1.3	1.3
Etobicoke Borough:																		
Northerly Part	0.0	0.4	0.5	0.5	1.4	1.4	0.4	0.6	0.4	1.6	1.1	2.4	3.0	1.4	1.4	1.5	1.5	1.5
Southerly Part	0.0	0.0	1.0	0.4	0.8	0.9	1.3	1.7	0.8	0.3	0.5	-	-	0.8	1.0	0.9	1.2	1.2
Sub-Total	0.0	0.1	0.7	0.4	0.9	1.0	0.9	1.4	0.8	1.4	1.0	2.4	3.0	1.2	1.3	1.3	1.4	1.4
Scarborough Borough	0.7	0.0	1.7	1.0	1.4	2.0	1.3	0.7	2.2	1.1	1.7	6.5	3.6	3.5	2.0	3.6	2.1	2.1
York Borough	1.8	0.0	1.3	1.7	0.7	0.3	1.2	2.1	1.0	1.1	1.3	2.1	1.4	1.4	1.3	1.3	1.4	1.4
York East Borough	0.0	0.0	0.0	0.8	0.6	1.0	1.8	1.6	1.6	1.9	0.9	2.2	1.2	1.6	1.3	1.8	1.3	1.3
York North Borough:																		
Easterly Part	1.1	1.1	1.7	0.5	0.9	0.5	0.5	1.4	1.1	1.4	1.0	3.3	1.8	2.1	1.3	2.1	1.3	1.3
Westerly Part	1.3	0.7	0.7	1.0	0.2	0.6	1.4	1.7	0.9	0.5	1.9	1.4	1.5	1.4	1.4	1.4	1.4	1.4
Sub-Total	1.3	0.8	1.0	0.9	0.4	0.6	1.1	1.2	0.8	1.7	1.5	2.4	1.7	1.7	1.3	1.7	1.4	1.4
TOTAL METROPOLITAN MUNICIPALITY																		
	0.8	0.7	1.1	1.0	1.1	1.1	1.3	1.6	1.0	1.6	1.3	2.8	1.8	1.8	1.4	1.9	1.4	1.4

Table IV cont'd

TABLE IV (Cont'd)

VACANCY RATES IN APARTMENT STRUCTURES OF SIX UNITS AND OVER
PRIVATELY INITIATED BY SIZE OF STRUCTURE

**TORONTO
METROPOLITAN AREA
1975 - 1976
(PER CENT)**

Area	NUMBER OF UNITS																	
	6-9		10-19		20-29		30-49		50-99		100-199		200 +		Total		20 +	
	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.
Remainder of Census Metropolitan Area:																		
	0.0	1.4	1.7	17.2	0.8	0.8	1.6	0.6	2.2	1.3	1.4	1.5	2.0	1.8	1.9	1.8	1.8	1.5
	0.0	0.0	0.0	0.0	0.0	2.3	**	**	0.0	0.9	-	-	-	0.0	0.8	0.0	0.0	1.0
	**	**	-	-	**	**	**	**	0.4	0.4	-	-	-	0.4	0.4	0.4	0.4	0.4
	0.0	0.0	0.7	0.0	0.0	0.0	0.6	0.6	1.9	0.8	0.2	3.8	-	0.9	1.5	0.9	0.9	1.7
	0.0	1.9	0.6	0.6	3.8	5.5	1.5	1.5	0.1	0.1	0.9	2.7	-	0.8	1.7	0.8	0.8	1.7
Caledon Town	**	**	**	**	-	-	-	-	-	-	-	-	-	**	**	-	-	-
Vaughan Town																		
King Twp.																		
Richmond Hill	-	-	0.0	0.0	0.0	0.0	0.0	0.7	0.2	0.0	**	**	-	0.3	0.3	0.3	0.3	0.3
Pickering Twp.																		
Ajax Town	0.0	0.0	0.8	0.0	0.0	0.0	0.3	0.3	2.2	0.0	-	-	-	1.2	0.1	1.3	1.3	0.1
Newmarket Town																		
Aurora Town																		
Whitchurch-Stouffville																		
Markham Town	-	-	**	**	**	**	**	**	0.8	0.0	1.9	0.0	-	1.7	0.1	1.8	1.8	0.1
Total Remaining Part	0.0	0.9	1.0	6.6	1.0	1.5	1.1	0.7	1.6	0.8	1.3	1.8	2.0	1.4	1.6	1.4	1.4	1.3
METROPOLITAN TORONTO (CENSUS AREA)	0.7	0.7	1.1	1.6	1.1	1.1	1.3	1.5	1.4	0.9	1.5	1.4	2.8	1.8	1.4	1.8	1.8	1.4

* Vacancy rates not comparable due to zone restructuring.
** Not reliable.

TABLE V (Cont'd)

VACANCY RATES IN APARTMENT STRUCTURES OF SIX UNITS AND OVER
PRIVATELY INITIATED, BY NUMBER OF BEDROOMS

TORONTO
METROPOLITAN AREA
 1975 - 1976
 (PER CENT)

Area	Number of Bedrooms									
	Bachelor		One		Two		Three or more		Total	
	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.
<u>Remainder of Census Metropolitan Area:</u>										
Mississauga City - Zone 12	1.5	2.9	2.5	1.9	1.2	1.3	1.9	5.5	1.8	1.9
Halton Hills Town - Zone 13	0.0	0.0	0.0	0.5	0.0	1.1	0.0	0.0	0.0	0.8
Milton Town - Zone 14	0.0	0.0	0.4	0.0	0.4	0.7	0.0	0.0	0.4	0.4
Oakville Town - Zone 15	0.0	0.0	0.9	0.0	0.8	2.3	2.2	3.6	0.9	1.5
Brampton City - Zone 16	0.0	0.7	0.8	0.5	0.9	2.1	0.7	5.8	0.8	1.7
Caledon Town										
Vaughan Town - Zone 17	-	-	**	**	**	**	-	-	**	**
g Twp.										
Richmond Hill - Zone 18	0.0	0.0	0.2	0.2	0.3	0.3	0.0	0.0	0.3	0.3
Pickering Twp.										
Ajax Town										
Newmarket Town - Zone 19	0.0	0.0	1.1	0.2	0.1	0.0	8.0	0.0	1.2	0.1
Aurora Town										
Whitchurch-Stouffville										
Markham Town - Zone 20	0.0	0.0	1.5	0.0	2.1	0.2	0.0	0.0	1.7	0.1
Total - Remaining Part	0.9	1.9	1.8	1.2	1.0	1.3	2.0	4.8	1.4	1.6
<u>METROPOLITAN TORONTO (CENSUS AREA)</u>										
	2.0	2.0	1.6	1.1	1.7	1.5	2.9	2.2	1.8	1.4

Vacancy rates not comparable due to zone restructuring.

** Not available.

TABLE V

VACANCY RATES IN APARTMENT STRUCTURES OF SIX UNITS AND OVER
PRIVATELY INITIATED, BY NUMBER OF BEDROOMS

TORONTO
METROPOLITAN AREA
 1975 - 1976
 (PER CENT)

Area	Number of Bedrooms									
	Bachelor		One		Two		Three or more		Total	
	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.
Metropolitan Municipality:										
Toronto City:										
Central Part - Zone 1	1.3	2.1	1.9	0.8	1.5	2.3	3.8	2.4	1.7	1.5
Easterly Part - Zone 2	3.0	1.1	1.8	1.4	0.7	0.5	1.1	0.0	1.8	1.1
Northerly Part - Zone 3	2.6	1.7	1.0	0.3	1.5	1.2	3.8	2.6	1.5	0.9
Westerly Part - Zone 4	3.8	3.4	2.3	1.9	0.9	1.1	3.3	0.4	2.2	1.9
Sub-Total	2.3	2.1	1.6	0.9	1.3	1.4	3.6	1.9	1.7	1.3
Etobicoke Borough:										
Northerly Part - Zone 5	0.7	0.3	0.5	1.1	1.3	1.3	3.3	2.4	1.4	1.4
Southerly Part - Zone 6	2.5	2.2	0.6	1.2	0.6	0.7	0.3	0.0	0.8	1.0
Sub-Total	2.0	1.7	0.6	1.2	1.0	1.1	3.1	2.2	1.2	1.3
Scarborough Borough - Zone 7	2.2	0.6	3.2	1.2	3.7	2.6	3.8	2.6	3.5	2.0
York Borough - Zone 8	1.6	1.7	1.0	1.2	1.1	1.2	7.2	2.8	1.4	1.3
York East Borough - Zone 9	0.5	3.8	1.6	1.0	1.8	1.2	2.3	1.1	1.6	1.3
York North Borough:										
Easterly Part - Zone 10	2.1	1.3	1.7	1.1	2.3	1.4	2.4	1.4	2.1	1.3
Westerly Part - Zone 11	0.4	0.7	1.3	1.4	1.3	1.4	2.2	1.2	1.4	1.4
Sub-Total	0.8	0.8	1.5	1.3	1.8	1.4	2.3	1.3	1.7	1.3
TOTAL METROPOLITAN MUNICIPALITY	2.0	2.0	1.6	1.1	1.8	1.5	3.0	1.8	1.8	1.4

Table V cont'd

A P P E N D I X

Rental Ranges of Vacant Units

Toronto Census Metropolitan Area - April 1976

Caution:

Under no circumstances should the figures contained in this appendix be construed as applicable to rental accomodation which was occupied at the time of survey.

Please read Table footnotes carefully.

BACHELOR UNITS

APPENDIX TABLE 1

Rental Ranges of Vacant Units in the Sample of Privately Initiated

Apartment Structures of Six Units and Over

Toronto Census Metropolitan Area - April 1976

	Distribution of Rents (\$)										Average Rent (\$)		
	Under 120	120 - 139	140 - 159	160 - 179	180 - 199	200 - 219	220 - 239	240 - 259	260 - 279	280 - 299		440 - 459	460 +
(Number of Vacant Apartment Units)													
Toronto City	-	6	26	58	42	61	20	-	-	*	-	-	190
Etobicoke Borough	-	-	-	11	4	-	*	-	-	-	-	3	176
Scarborough Borough	-	-	-	-	-	-	*	-	-	-	-	-	229
York Borough	-	-	7	4	*	*	-	-	-	-	-	-	161
York, East Borough	-	-	*	7	13	-	-	5	-	-	-	-	192
York, North Borough	-	-	*	3	*	-	-	-	-	-	-	-	173
Mississauga City	-	-	-	6	11	-	*	-	-	-	-	-	181
Remainder of Census Metro	-	-	-	*	-	-	-	-	-	-	-	-	*
% Distribution	-	2	12	30	24	21	8	2	-	Ø	-	1	\$ 187
Average Census Metro Rent													

(-) No vacant units in the structures sampled

(*) Not available

(Ø) Less than 0.5 per cent

Note: The above Table illustrates the ranges of rentals being asked for vacant units found in the sample of privately initiated apartment structures visited during the Apartment Vacancy Survey. Since no attempt has been made to adjust to the total universe, the figures shown are not necessarily representative of the private rental market as a whole.

ONE BEDROOM

APPENDIX TABLE 2

Rental Ranges of Vacant Units in the Sample of Privately Initiated

Apartment Structures of Six Units and Over

Toronto Census Metropolitan Area - April 1976

	Distribution of Rents (\$)												Average Rent (\$)
	Under 120	120 - 139	140 - 159	160 - 179	180 - 199	200 - 219	220 - 239	240 - 259	260 - 279	280 - 299	300 - 319	320 - 339	340 +
(Number of Vacant Apartment Units)													
Toronto City	-	-	-	13	15	36	51	59	41	13	4	*	-
Etobicoke Borough	-	*	8	15	*	17	9	5	9	6	6	3	-
Scarborough Borough	-	-	-	3	19	33	21	11	10	-	*	-	-
York Borough	-	-	-	*	9	18	25	*	*	-	-	-	-
York, East Borough	-	-	-	-	13	18	26	4	*	6	5	5	-
York, North Borough	-	-	-	13	37	38	79	63	3	-	*	-	-
Mississauga City	-	-	-	4	38	25	18	37	-	-	-	-	-
Remainder of Census Metro	-	-	-	-	5	4	*	-	-	-	-	-	-
% Distribution	-	Ø	1	5	15	21	25	20	7	3	2	1	-
	Average Census Metro Rent												\$ 226

(-) No vacant units in the structures sampled

(*) Not available

(Ø) Less than 0.5 per cent

Note: The above Table illustrates the ranges of rentals being asked for vacant units found in the sample of privately initiated apartment structures visited during the Apartment Vacancy Survey. Since no attempt has been made to adjust to the total universe, the figures shown are not necessarily representative of the private rental market as a whole.

TWO BEDROOM UNITS

APPENDIX TABLE 3

Rental Ranges of Vacant Units in the Sample of Privately Initiated

Apartment Structures of Six Units and Over

Toronto Census Metropolitan Area - April 1976

	Distribution of Rents (\$)																Average Rent (\$)	
	Under 180	180 - 199	200 - 219	220 - 239	240 - 259	260 - 279	280 - 299	300 - 319	320 - 339	340 - 359	360 - 379	380 - 399	400 - 419	420 - 439	440 - 459	460 - 479		480 +
(Number of Vacant Apartment Units)																		
Toronto City	*	*	3	*	*	16	28	62	17	31	4	4	10	6	5	-	*	323
Etobicoke Borough	*	7	5	5	9	33	11	27	-	*	18	24	-	-	-	5	-	308
Scarborough Borough	-	*	8	64	121	68	16	23	10	3	-	-	-	-	-	-	-	258
York Borough	-	-	-	6	19	17	5	*	-	-	-	-	-	-	-	-	-	259
York, East Borough	-	-	*	*	8	21	*	*	8	3	*	-	*	4	-	-	*	303
York, North Borough	-	*	10	18	127	128	25	40	13	-	-	*	-	-	-	-	-	265
Mississauga City	-	*	7	6	18	23	25	4	12	-	-	-	*	-	*	-	-	273
Remainder of Census Metro	*	*	3	*	22	29	14	6	-	-	*	*	-	-	-	-	-	269
% Distribution	Ø	1	3	8	25	26	10	13	5	3	2	2	1	1	Ø	Ø	Ø	\$ 279
Average Census Metro Rent																		

(-) No vacant units in the structures sampled

(*) Not available

(Ø) Less than 0.5 per cent

Note:

The above Table illustrates the ranges of rentals being asked for vacant units found in the sample of privately initiated apartment structures visited during the Apartment Vacancy Survey. Since no attempt has been made to adjust to the total universe, the figures shown are not necessarily representative of the private rental market as a whole.

THREE BEDROOM UNITS

APPENDIX TABLE 4

Rental Ranges of Vacant Units in the Sample of Privately Initiated

Apartment Structures of Six Units and Over

Toronto Census Metropolitan Area - April 1976

	Distribution of Rents (\$)																		Average Rent (\$)
	Under 260	260 - 279	280 - 299	300 - 319	320 - 339	340 - 359	360 - 379	380 - 399	400 - 419	420 - 439	440 - 459	460 - 479	480 - 499	500 - 519	520 - 539	540 - 559	560 - 579	580 +	
(Number of Vacant Apartment Units)																			
Toronto City	-	*	-	*	*	-	4	10	-	*	*	-	-	6	*	5	-	3	452
Etobicoke Borough	-	-	*	7	3	20	8	-	10	-	-	-	-	-	-	-	14	3	413
Scarborough Borough	*	18	10	8	*	-	-	15	-	-	-	-	*	*	*	-	-	-	319
York Borough	-	-	14	-	-	-	-	-	-	-	*	*	*	*	*	*	-	-	328
York, East Borough	-	-	*	*	*	*	*	*	*	-	*	*	-	-	-	-	-	*	458
York, North Borough	*	3	18	23	17	7	3	4	*	-	-	*	-	*	-	-	4	-	337
Mississauga City	-	5	10	-	*	41	*	*	-	-	-	-	-	-	-	-	-	-	327
Remainder of Census Metro	-	3	6	7	7	*	-	-	-	*	*	-	-	-	-	-	-	-	322
% Distribution	1	8	17	13	9	20	5	9	3	1	1	1	1	2	1	2	5	2	
	Average Census Metro Rent																		\$ 361

(-) No vacant units in the structures sampled

(*) Not available

(Ø) Less than 0.5 per cent

Note: The above Table illustrates the ranges of rentals being asked for vacant units found in the sample of privately initiated apartment structures visited during the Apartment Vacancy Survey. Since no attempt has been made to adjust to the total universe, the figures shown are not necessarily representative of the private rental market as a whole.

TORONTO CENSUS METROPOLITAN AREA

ZONE BOUNDARIES

ZONE 1 - TORONTO - CENTRAL
N - C.P.R. LINE
E - CITY LIMIT (and Don River)
S - LAKE ONTARIO
W - BATHURST ST. (East Side)

C/T - 2, 11-17, 30-39, 59-68, 86-92

ZONE 2 - TORONTO - EAST
N - CITY LIMIT
E - CITY LIMIT
S - LAKE ONTARIO
W - DON RIVER

ZONE 3 - TORONTO - NORTH
N - CITY LIMIT
E - CITY LIMIT
S - C.P.R. LINE
W - CITY LIMIT (and Bathurst St. E. Side)

C/T - 117-142 Incl.

ZONE 4 - TORONTO - WEST
N - CITY LIMIT
E - BATHURST ST. (West Side)
S - LAKE ONTARIO
W - CITY LIMIT

C/T - 3-10, 40-58, 93-116

ZONE 5 - BOROUGH OF ETOBICOKE - NORTH
N - STEELES AVE. W.
E - HUMBER RIVER
S - BLOOR ST. W.
W - ETOBICOKE CREEK

C/T - 221-250 Incl.

ZONE 6 - BOROUGH OF ETOBICOKE - SOUTH
N - BLOOR ST. W.
E - HUMBER RIVER
S - LAKE ONTARIO
W - ETOBICOKE CREEK

C/T - 200-220 Incl.

ZONE 7 - BOROUGH OF SCARBOROUGH

C/T - 330-378 Incl.

ZONE 8 - BOROUGH OF YORK

C/T - 150-176 Incl.

ZONE 9 - BOROUGH OF EAST YORK

C/T - 180-196 Incl.

ZONE 10 - BOROUGH OF NORTH YORK - EAST
N - STEELES AVE. E. (South Side)
E - VICTORIA PARK AVE.
S - NORTH YORK BOUNDARIES
W - YONGE ST. (East Side)

C/T - 260-274, 300-307, 321-324

ZONE 11 - BOROUGH OF NORTH YORK - WEST
N - STEELES AVE. W.
E - YONGE ST. (West Side)
S - NORTH YORK BOUNDARIES
W - HUMBER RIVER

C/T - 275-299, 308-320

ZONE 12 - MISSISSAUGA CITY

C/T - 500-532, 550

ZONE 13 - HALTON HILLS TOWN *

ZONE 14 - MILTON TOWN

C/T - 620-621

ZONE 15 - OAKVILLE TOWN

C/T - 600-615

ZONE 16 - BRAMPTON CITY

C/T - 560-564

ZONE 17 - CALEDON TOWN *
KING TOWNSHIP *
VAUGHAN TOWN *

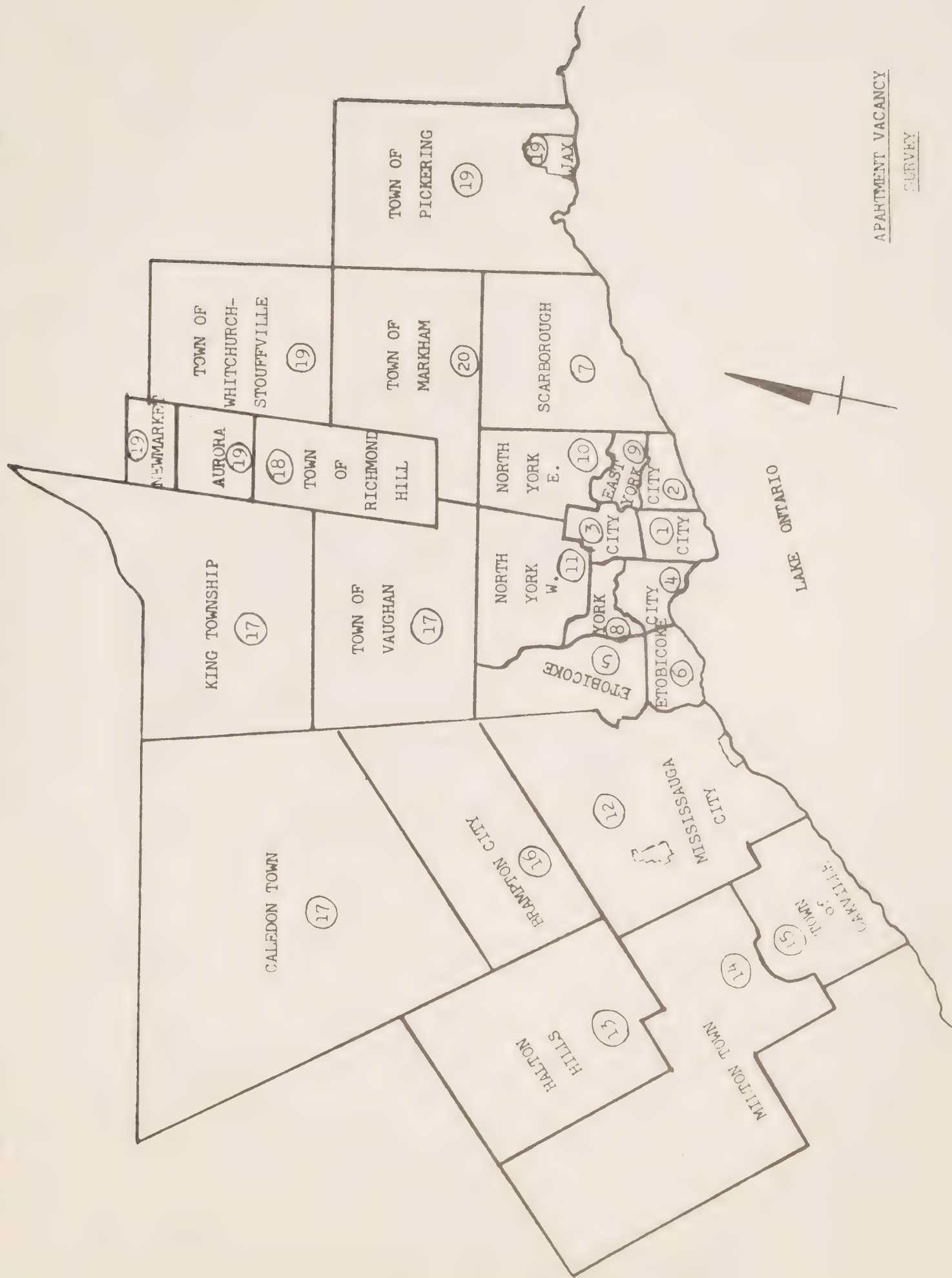
ZONE 18 - RICHMOND HILL

C/T - 420-424

ZONE 19 - AJAX TOWN C/T - 810-811
AURORA TOWN C/T - 440-442
NEWMARKET TOWN C/T - 450-452
PICKERING TOWN C/T - 800-807
WHITCHURCH - STOUFFVILLE *

ZONE 20 - MARKHAM TOWN

C/T - 400-403





Central Metropolitan
DEMOLITION

650 Lawrence Avenue West
Toronto, Ontario M6A 1B2

November 1976

CAI MH

-A68


Re: Apartment Vacancy Survey
October 1976

We are pleased to provide you with the results of our semi-annual apartment vacancy survey which was conducted in the Census Metropolitan Area of Toronto during the first week in October, 1976.

The survey of apartment buildings containing six or more self-contained units covered on a sample basis those units completed prior to March 31, 1975 and all units completed in the period April 1, 1975 to March 31, 1976. In addition to vacancy information, we also collected data on the asking rentals for the vacant units. The results of these tabulations are shown in an Appendix to this report.

Information was obtained through interviews with apartment owners and building superintendents. Approximately 198,800 units were sampled out of an estimated universe of 250,100 privately initiated units.

If this survey needs to be explained in any way, you may contact our office in Toronto or our Regional Office at (416) 361-0420.


W.J. Markey
Manager

ONTARIO APARTMENT VACANCY SURVEYS

Survey Methodology

The CMHC Apartment Vacancy Survey is conducted semi-annually and includes a sample of apartment buildings with six or more self-contained dwelling units which were completed and on the market at the end of March 1976. The survey is now being conducted in April and October each year rather than in June and December as was previously the case. In October 1976, fifteen centres were surveyed in Ontario.

There are three universes* which comprise the total apartment universe. Apartments completed from April 1, 1975 to March 31, 1976 are called the "new" universe. Apartments completed prior to this period are referred to as the "old" universe. In addition, publicly initiated apartments which were on the market prior to April 1976, are known as the "public" universe. Apartments completed during the period April 1, 1976 to September 30, 1976 are not included in the survey as a six month lapse is allowed for market absorption.

Vacancy rates were calculated for apartment dwelling units by structure size, by period of construction, by geographical area and by number of bedrooms. The rental rate averages were calculated by number of bedrooms per unit, in each census area. Rental rates are based only upon those units vacant at the time of the survey and do not, therefore, provide any information with regard to rental rates in the market as a whole.

The total Ontario vacancy rate for the private universe was 1.5 per cent in October 1976.

Survey Results - Toronto Census Metropolitan Area, October 1976

The overall vacancy rate for privately initiated apartment structures of six or more dwelling units declined from 1.4 per cent in April 1976 to 1.2 per cent in October 1976. The rate in October 1975 was 1.8 per cent.

The largest vacancy rate decline by structure size was in those containing 10-19 units from 1.6 per cent in April to 1.1 per cent in October 1976. The highest rate of 1.6 per cent in structures containing 200 or more units, was also a decrease from 1.8 per cent in April and 2.8 per cent in October, 1975.

The Toronto Metro Municipality and the areas surrounding it had identical vacancy rates of 1.2 per cent. However, structures in the "new" universe of the Metro Municipality reported vacancies of 10.4 per cent, significantly higher than the 5.9 per cent in the April 1976 survey. In the surrounding areas, with the heavy influence of Mississauga City, the reverse was true, with a rate of only 0.3 per cent compared with 6.6 per cent in the April 1976 survey of the "new" universe. Structures in the "old" universe (i.e. completed prior to April 1975) reported vacancies of 1.0 per cent in the Metro Municipality and 1.2 per cent in surrounding areas.

The Borough of York recorded the highest vacancy rate of 2.3 per cent in October 1976, up substantially from 1.3 per cent in April 1976. The most notable reduction was in Scarborough at 1.6 per cent, down from the highest rate in April at 2 per cent and 3.5 per cent in October 1975.

The greatest change by bedroom type of unit was the decrease in vacancy rate for Bachelors to 1.5 per cent in October from 2.0 per cent in April 1976.

The Toronto Census Area has been on a declining trend since October 1975 almost to the low level of June and December 1974 when it was 1.1 per cent.

The October 1976 decline has taken place notwithstanding the slower absorption rate of the newer rental apartments coming into the market.

* The "universe" is the total inventory of dwelling units in buildings containing six units or more within the survey area.

TABLE / TABLEAU I

VACANCY RATES IN APARTMENT STRUCTURES OF SIX UNITS AND OVER PUBLICLY AND PRIVATELY INITIATED, IN METROPOLITAN AREAS
TAUX D'INOCCUPATION DANS LES IMMEUBLES D'APPARTEMENTS D'INITIATIVE PUBLIQUE ET PRIVEE,
DE SIX LOGEMENTS ET PLUS, DANS LES REGIONS METROPOLITAINES

1964 - 1976 (1)

(Per Cent / Pour cent)

Metropolitan Area Région métropolitaine	1964		1965		1966		1967		1968		1969		1970		1971		1972		1973		1974		1975		1976	
	June Juin	Dec. Déc.	June Juin	Dec. Déc.	June Juin	Dec. Déc.	June Juin	Dec. Déc.	June Juin	Dec. Déc.	June Juin	Dec. Déc.	June Juin	Dec. Déc.	June Juin	Dec. Déc.	June Juin	Dec. Déc.	June Juin	Dec. Déc.	June Juin	Dec. Déc.	Apr. Avril	Oct. Oct.	Apr. Avril	Oct. Oct.
Calgary	14.5	**	7.8	**	7.2	**	1.4	**	1.1	**	1.7	**	1.8	**	10.7	6.5	9.1	6.4	8.6	7.9	5.9	1.2	1.9	0.4	0.4	0.1
Chicoutimi-Jonquière	13.0	**	6.5	**	2.3	**	2.3	**	2.3	**	3.7	**	2.2	**	**	**	7.6	0.8	3.3	0.7	4.1	1.8	1.5	1.1	0.8	0.7
Edmonton	3.4	**	3.9	**	3.4	**	2.5	**	0.4	**	0.4	**	0.5	**	3.9	3.5	4.5	6.0	8.1	5.2	5.4	0.8	0.8	0.3	0.1	0.0
Halifax	**	**	1.3	**	1.4	**	1.4	**	1.9	**	1.3	**	2.8	**	2.0	1.9	2.3	1.6	2.1	2.2	2.1	2.2	2.2	2.2	2.6	1.8
Hamilton	**	**	**	**	**	**	**	**	**	**	**	**	**	**	6.0	**	4.7	1.6	5.1	3.6	7.1	2.4	1.8	2.9	3.1	2.9
Kitchener	**	**	**	**	**	**	**	**	**	**	3.9	**	3.0	**	6.2	2.3	7.2	4.2	8.4	3.6	5.9	2.0	2.8	2.4	3.3	2.6
London	6.6	**	5.9	**	4.4	**	1.2	**	4.7	**	7.2	**	5.5	**	7.0	4.4	5.6	3.0	3.9	2.0	2.6	1.2	1.1	0.7	0.6	1.3
Montreal	8.2	**	8.8	**	7.1	**	1.9	**	1.3	**	1.6	**	1.2	**	2.1	1.7	2.4	1.6	2.1	1.9	3.2	2.5	2.1	2.3	2.5	3.1
Ottawa-Hull	8.7	**	9.0	**	3.5	**	0.8	**	0.5	**	1.1	**	0.7	**	2.1	1.5	2.1	1.5	2.0	1.9	3.5	2.5	2.0	2.0	1.9	1.9
Hull	6.6	**	6.4	**	5.1	**	2.2	**	2.2	**	2.8	**	2.8	**	4.9	4.3	7.0	5.5	5.5	3.1	4.3	1.6	1.1	1.5	0.9	0.8
Quebec	**	**	**	**	**	**	**	**	**	**	3.8	**	10.7	**	6.5	**	3.1	1.0	1.6	1.0	0.7	0.1	0.1	0.0	0.4	0.1
St. Catharines	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	2.8	3.3	3.3	4.4	5.2	3.5	3.1	2.6	2.8	1.2
Niagara	**	**	**	**	**	**	**	**	**	**	0.4	**	**	**	0.7	**	0.4	1.1	1.0	0.4	2.1	0.9	0.4	0.3	4.3	6.4
Saint John	**	**	**	**	**	**	**	**	**	**	18.9	**	15.5	**	3.6	**	0.9	0.0	0.3	0.3	0.4	0.3	0.5	2.9	2.4	1.6
St. John's	**	**	**	**	**	**	**	**	**	**	10.1	**	9.3	**	16.5	**	8.7	0.3	6.4	0.3	1.7	0.7	0.2	0.0	0.1	0.1
Saskatoon	**	**	**	**	**	**	**	**	**	**	**	**	**	**	0.3	**	4.9	5.3	9.8	10.7	9.2	4.4	2.5	1.0	0.7	1.2
Sudbury	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	0.6	0.8	1.5	0.9	1.7	0.4	0.6	0.4	0.4	0.2
Thunder Bay	**	**	**	**	**	**	**	**	**	**	2.4	**	2.1	**	2.7	3.2	2.9	2.3	1.8	1.4	0.9	0.9	1.0	1.5	1.2	1.0
Toronto	2.6	**	1.5	**	0.9	**	1.1	**	1.4	**	2.4	**	2.1	**	2.5	2.4	2.9	2.3	1.5	0.9	1.7	0.4	0.6	0.4	0.4	0.2
Winnipeg	5.6	**	4.9	**	4.1	**	1.5	**	1.5	**	1.5	**	1.6	**	3.4	5.5	5.1	4.2	3.9	3.3	2.6	1.5	1.5	1.9	1.5	1.3
TOTAL (3)	5.5		4.4		3.1		1.3		2.6		3.8		3.1		4.7	3.6	4.3	2.7	3.3	2.1	2.4	1.2	1.2	1.2	1.1	1.3

(1) Data for the period 1964-1968 relate to the month of June. / Les données pour la période de 1964 à 1968 se rapportent au mois de juin.

(2) December 1969 vacancy rates are not strictly comparable due to different time lags used in defining "New" and "old" apartment structures. /
Les taux d'inoception pour décembre 1969 ne sont pas absolument commensurables en raison des différents décalages utilisés pour définir
les immeubles d'appartements "nouveau" et "vieux".

(3) Weighted Average of Metropolitan Areas Surveyed. / Moyenne pondérée des régions métropolitaines faisant l'objet du relevé.
** Not available. / Non disponible.

TABLE II

VACANCY RATES IN APARTMENT STRUCTURES
OF SIX UNITS AND OVER
PRIVATELY INITIATED

TORONTO
METROPOLITAN AREA
 1963 - 1976 (1)
 (PER CENT)

Period	Structure Size - In Dwelling Units								
	6-9	10-19	20-29	30-49	50-99	100-199	200+	Total	20 +
1963	4.5	4.3	5.7	3.5	4.2	5.2		4.4	4.6
1964	3.0	2.3	2.9	1.7	2.7	4.7		2.8	3.0
1965	1.8	1.3	1.6	1.9	1.2	1.3		1.6	1.5
1966	1.2	0.7	**	**	**	**	**	1.0	1.0
1967	0.6	0.5	0.7	1.0	0.9	1.2		1.2	1.3
1968	1.6	1.4	1.1	1.2	1.0	2.1	1.9	1.5	1.5
1969 - June	1.2	1.9	1.3	1.7	1.6	4.0	4.3	2.7	2.8
- Dec. (2)	1.1	1.9	1.2	1.7	2.0	3.6	2.6	2.3	2.4
1970 - June	1.8	2.2	1.4	2.1	2.0	4.5	3.0	2.8	2.9
- Dec.	1.4	1.6	1.3	1.4	2.1	3.9	3.8	2.7	2.9
1971 - June	1.9	2.4	1.3	2.3	2.0	3.2	5.0	3.0	3.1
- Dec.	1.9	2.5	1.8	2.0	2.6	3.9	5.9	3.6	3.7
1972 - June	1.5	2.4	2.1	2.4	3.0	3.5	4.7	3.3	3.5
- Dec.	1.7	1.5	1.1	1.6	1.8	2.5	4.0	2.5	2.6
1973 - June	2.2	1.9	1.2	1.6	1.7	2.0	3.0	2.1	2.1
- Dec.	0.8	1.5	0.9	1.3	1.2	1.6	2.1	1.5	1.6
1974 - June	0.8	1.0	1.0	1.1	0.7	0.9	1.6	1.0	1.1
- Dec.	0.7	0.5	0.6	0.8	0.7	1.0	1.7	1.1	1.1
1975 - Apr.	0.3	0.4	1.1	0.8	0.9	1.0	1.9	1.1	1.2
- Oct.	0.7	1.1	1.1	1.3	1.4	1.5	2.8	1.8	1.8
1976 - Apr.	0.7	1.6	1.1	1.5	0.9	1.4	1.8	1.4	1.4
- Oct.	0.9	1.1	1.1	1.1	1.0	1.0	1.6	1.2	1.2

(1) Data for the period 1963-1968 relate to the month of June.

(2) December 1969 vacancy rates are not strictly comparable due to different time lags in defining "New" and "Old" apartment structures.

** Not available.

TABLE III
VACANCY RATES IN APARTMENT STRUCTURES
OF SIX UNITS AND OVER
PRIVATELY INITIATED
TORONTO
METROPOLITAN AREA
1974 - 1976
(PER CENT)

Area		1974		1975		1976			
		June	Dec.	Apr.	Oct.	Apr.	October		
							Completed Prior to Apr. 1975	Completed during Apr. 1975 to Mar. 1976	Total
Toronto City:									
Central Part	- Zone 1	2.1	1.4	1.3	1.7	1.5	1.4	1.0	1.4
Easterly Part	- Zone 2	1.4	0.5	0.8	1.8	1.1	1.2	**	1.2
Northerly Part	- Zone 3	0.9	0.6	0.6	1.5	0.9	0.4	**	0.4
Westerly Part	- Zone 4	0.9	1.6	1.4	2.2	1.9	1.3	0.0	1.3
Sub-Total		1.3	1.0	1.0	1.7	1.3	1.0	0.9	1.0
Etobicoke Borough:									
Northerly Part	- Zone 5	1.8	0.8	2.1	1.4	1.4	0.5	7.2	0.8
Southerly Part	- Zone 6	0.3	0.2	0.6	0.8	1.0	1.2	**	1.2
Sub-Total		1.2	0.6	1.5	1.2	1.3	0.7	6.7	1.0
Scarborough									
Borough	- Zone 7	1.1	1.4	1.1	3.5	2.0	1.5	5.2	1.6
York Borough	- Zone 8	1.3	1.2	1.4	1.4	1.3	1.0	**	2.3
East York Borough	- Zone 9	0.8	0.7	1.0	1.6	1.3	1.5	-	1.5
York North Borough:									
Easterly Part	- Zone 10	0.7	1.2	1.3	2.1	1.3	0.9	**	0.8
Westerly Part	- Zone 11	0.8	1.0	0.9	1.4	1.4	0.9	11.2	1.2
Sub-Total		0.7	1.1	1.1	1.7	1.3	0.9	8.2	1.1
TOTAL METROPOLITAN MUNICIPALITY		1.1	1.0	1.1	1.8	1.4	1.0	10.4	1.2

** Not Available.

Table III cont'd

TABLE III
(Cont'd)
VACANCY RATES IN APARTMENT STRUCTURES
OF SIX UNITS AND OVER
PRIVATELY INITIATED
TORONTO
METROPOLITAN AREA
1974 - 1976
(PER CENT)

Area	1974		1975		1976			
	June	Dec.	Apr.	Oct.	Apr.	October		
						Completed Prior to Apr. 1975	Completed during Apr. 1975 to Mar. 1976	Total
Remainder of Census Metropolitan Area:								
Mississauga City - Zone 12	*	*	*	1.8	1.9	1.5	0.3	1.4
Halton Hills Town - Zone 13	*	*	*	0.0	0.8	0.6	-	0.6
Milton Town - Zone 14	*	*	*	0.4	0.4	0.2	-	0.2
Oakville Town - Zone 15	*	*	*	0.9	1.5	1.4	-	1.4
Brampton City - Zone 16	0.0	0.4	0.9	0.8	1.7	1.3	-	1.3
Caledon Town								
Vaughan Town - Zone 17	*	*	*	**	**	**	-	**
King Twp.								
Richmond Hill - Zone 18	0.1	0.4	0.1	0.3	0.3	0.3	-	0.3
Pickering Twp.								
Ajax Town								
Newmarket Town - Zone 19	0.0	0.1	0.4	1.2	0.1	0.2	-	0.2
Aurora Town								
Whitchurch-Stouffville								
Markham Town - Zone 20	0.7	0.3	0.7	1.7	0.1	0.2	-	0.2
Total Remaining Part	0.8	1.4	1.3	1.4	1.6	1.2	0.3	1.2
METROPOLITAN TORONTO (CENSUS AREA)	1.0	1.1	1.1	1.8	1.4	1.0	8.8	1.2

** Not Available.

* Vacancy rates not comparable due to zone restructuring.

VACANCY RATES IN APARTMENT STRUCTURES OF SIX UNITS AND OVER PRIVATELY INITIATED BY SIZE OF STRUCTURE

1976

(PER CENT)

Area	NUMBER OF UNITS																	
	6-9		10-19		20-29		30-49		50-99		100-199		200 +		Total		20 +	
	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.
Metropolitan Municipality:																		
Toronto City:																		
Central Part	0.6	1.1	0.8	1.5	0.3	2.2	2.6	2.5	0.9	0.9	1.7	1.2	1.6	1.5	1.4	1.5	1.5	1.4
Easterly Part	0.0	2.3	0.0	0.0	3.6	3.6	0.9	0.0	0.1	0.8	-	-	1.4	1.0	1.2	1.5	1.5	1.3
Northerly Part	4.6	0.0	0.4	0.0	0.7	0.7	0.5	0.1	0.8	0.5	0.5	0.1	1.2	0.6	0.4	0.8	0.8	0.4
Westerly Part	0.9	2.2	3.1	2.2	1.8	0.8	5.1	3.2	1.3	1.3	2.0	1.1	1.2	0.5	1.3	1.9	1.9	1.1
Sub-Total	1.3	1.5	1.3	1.1	1.4	1.6	1.8	1.2	0.9	0.8	1.1	0.6	1.4	1.0	1.3	1.0	1.3	0.9
Etobicoke Borough:																		
Northerly Part	0.4	0.0	0.5	0.0	1.4	0.0	0.9	0.0	0.4	0.3	1.1	0.6	3.0	2.2	0.8	1.5	0.9	0.9
Southerly Part	0.0	0.0	0.4	0.0	0.9	0.9	1.7	2.6	1.3	1.7	0.5	0.1	-	-	1.0	1.2	1.2	1.5
Sub-Total	0.1	0.0	0.4	0.0	1.0	0.7	1.4	1.6	0.8	0.9	1.0	0.5	3.0	2.2	1.3	1.0	1.4	1.1
Scarborough Borough	0.0	0.7	1.0	1.2	2.0	0.4	0.7	0.8	1.1	0.7	1.7	2.0	3.6	1.9	1.6	2.1	1.6	1.6
York Borough	0.0	0.7	1.7	1.0	0.3	1.6	2.1	1.6	1.1	1.0	1.5	0.7	1.4	6.7	2.3	1.4	2.5	2.5
York East Borough	0.0	1.1	0.8	1.1	1.0	0.6	1.6	1.3	1.9	2.6	0.9	0.3	1.3	1.6	1.5	1.3	1.3	1.5
York North Borough:																		
Easterly Part	1.1	0.0	0.5	0.0	0.5	0.0	0.3	0.5	1.1	1.1	1.0	0.8	1.8	1.0	0.8	1.3	0.9	0.9
Westerly Part	0.7	0.6	1.0	0.5	0.6	0.7	1.7	0.7	0.5	0.8	1.9	1.5	1.5	1.7	1.2	1.4	1.4	1.3
Sub-Total	0.8	0.5	0.9	0.4	0.6	0.5	1.2	0.6	0.8	0.9	1.5	1.2	1.7	1.3	1.1	1.4	1.4	1.1
TOTAL																		
METROPOLITAN MUNICIPALITY	0.7	0.9	1.0	0.8	1.1	1.1	1.6	1.2	1.0	1.0	1.3	1.0	1.8	1.6	1.2	1.4	1.2	1.2

Table IV cont'd

TABLE IV (Cont'd)

VACANCY RATES IN APARTMENT STRUCTURES OF SIX UNITS AND OVER
PRIVATELY INITIATED BY SIZE OF STRUCTURE

TORONTO
METROPOLITAN AREA

1976

(PER CENT)

Area	NUMBER OF UNITS													
	6-9		10-19		20-29		30-49		50-99		100-199		200 +	
	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.
Remainder of Census Metropolitan Area:														
Mississauga City - Zone 12	1.4	1.4	17.2	10.5	0.8	0.0	0.6	0.7	1.3	1.5	1.5	0.8	1.7	1.1
Halton Hills Town - Zone 13	0.0	0.0	0.0	0.0	2.3	0.0	**	1.0	0.9	0.9	-	-	-	0.8
Milton Town - Zone 14	**	**	-	-	**	**	**	**	0.4	0.2	-	-	-	0.4
Oakville Town - Zone 15	0.0	0.0	0.0	0.0	0.0	0.0	0.6	0.7	0.8	0.0	3.8	4.1	-	1.4
Brampton City - Zone 16	1.9	0.0	0.6	3.5	5.5	6.0	1.5	1.7	0.1	0.2	2.7	1.3	-	1.3
Caledon Town - Zone 17	**	**	**	**	-	-	-	-	-	-	-	-	-	**
Vaughan Town - Zone 18	-	-	0.0	**	0.0	0.0	0.7	0.3	0.0	0.3	**	**	-	0.3
Pickering Twp. - Zone 19	0.0	0.0	0.0	0.0	0.0	0.0	0.3	0.6	0.0	0.0	-	-	-	0.2
Ajax Town - Zone 20	-	-	**	**	**	**	**	**	0.0	0.0	0.0	0.3	-	0.1
Newmarket Town - Zone 20	-	-	**	**	**	**	**	**	0.0	0.0	0.0	0.3	-	0.2
Aurora Town - Zone 20	-	-	**	**	**	**	**	**	0.0	0.0	0.0	0.3	-	0.1
Whitchurch-Stouffville - Zone 20	-	-	**	**	**	**	**	**	0.0	0.0	0.0	0.3	-	0.2
Markham Town - Zone 20	-	-	**	**	**	**	**	**	0.0	0.0	0.0	0.3	-	0.1
Total Remaining Part	0.9	0.8	6.6	4.5	1.5	1.1	0.7	0.8	0.8	0.9	1.8	1.1	1.7	1.1
METROPOLITAN TORONTO (CENSUS AREA)	0.7	0.9	1.6	1.1	1.1	1.1	1.5	1.1	0.9	1.0	1.4	1.0	1.8	1.2

** Not Available.

TABLE V

VACANCY RATES IN APARTMENT STRUCTURES OF SIX UNITS AND OVER
PRIVATELY INITIATED, BY NUMBER OF BEDROOMS

TORONTO
METROPOLITAN AREA

1976
(PER CENT)

Area	Number of Bedrooms									
	Bachelor		One		Two		Three or more		Total	
	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.
Metropolitan Municipality:										
Toronto City:										
Central Part - Zone 1	2.1	1.9	0.8	0.9	2.3	1.7	2.4	5.7	1.5	1.4
Easterly Part - Zone 2	1.1	1.4	1.4	1.4	0.5	0.5	0.0	0.0	1.1	1.2
Northerly Part - Zone 3	1.7	1.0	0.3	0.2	1.2	0.3	2.6	0.7	0.9	0.4
Westerly Part - Zone 4	3.4	2.0	1.9	1.5	1.1	0.8	0.4	0.0	1.9	1.3
Sub-Total	2.1	1.6	0.9	0.8	1.4	0.8	1.9	1.7	1.3	1.0
Etobicoke Borough:										
Northerly Part - Zone 5	0.3	0.7	1.1	0.5	1.3	0.9	2.4	1.4	1.4	0.8
Southerly Part - Zone 6	2.2	2.3	1.2	1.3	0.7	0.9	0.0	0.6	1.0	1.2
Sub-Total	1.7	1.8	1.2	0.9	1.1	0.9	2.2	1.4	1.3	1.0
Scarborough Borough - Zone 7	0.6	0.6	1.2	0.9	2.6	2.0	2.6	2.3	2.0	1.6
York Borough - Zone 8	1.7	1.6	1.2	2.9	1.2	1.6	2.8	2.5	1.3	2.3
York East Borough - Zone 9	3.8	2.5	1.0	1.2	1.2	1.6	1.1	1.6	1.3	1.5
York North Borough:										
Easterly Part - Zone 10	1.3	0.0	1.1	0.7	1.4	0.9	1.4	1.1	1.3	0.8
Westerly Part - Zone 11	0.7	0.6	1.4	1.4	1.4	1.2	1.2	1.0	1.4	1.2
Sub-Total	0.8	0.4	1.3	1.1	1.4	1.1	1.3	1.1	1.3	1.1
TOTAL METROPOLITAN MUNICIPALITY	2.0	1.6	1.1	1.1	1.5	1.2	1.8	1.5	1.4	1.2

Table V cont'd

** Not Available.

TABLE V
(Cont'd)
VACANCY RATES IN APARTMENT STRUCTURES OF SIX UNITS AND OVER
PRIVATELY INITIATED, BY NUMBER OF BEDROOMS

TORONTO
METROPOLITAN AREA
1976
(PER CENT)

Area	Number of Bedrooms									
	Bachelor		One		Two		Three or more		Total	
	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.
Remainder of Census Metropolitan Area:										
Mississauga City - Zone 12	2.9	1.6	1.9	1.2	1.3	0.9	5.5	5.2	1.9	1.4
Halton Hills Town - Zone 13	0.0	0.0	0.5	1.4	1.1	0.0	0.0	**	0.8	0.6
Milton Town - Zone 14	0.0	0.0	0.0	0.4	0.7	0.0	0.0	**	0.4	0.2
Oakville Town - Zone 15	0.0	0.0	0.0	0.2	2.3	2.0	3.6	2.9	1.5	1.4
Brampton City - Zone 16	0.7	0.0	0.5	0.4	2.1	1.9	5.8	2.5	1.7	1.3
Caledon Town										
Vaughan Town - Zone 17	-	-	**	**	**	**	-	-	**	**
King Twp.										
Richmond Hill - Zone 18	0.0	0.0	0.2	0.0	0.3	0.5	0.0	0.0	0.3	0.3
Pickering Twp.										
Ajax Town										
Newmarket Town - Zone 19	0.0	0.0	0.2	0.4	0.0	0.0	0.0	0.0	0.1	0.2
Aurora Town										
Whitchurch-Stouffville										
Markham Town - Zone 20	0.0	0.0	0.0	0.0	0.2	0.3	0.0	0.0	0.1	0.2
Total - Remaining Part	1.9	0.9	1.2	0.8	1.3	1.0	4.8	4.2	1.6	1.2
METROPOLITAN TORONTO (CENSUS AREA)	2.0	1.5	1.1	1.1	1.5	1.2	2.2	1.8	1.4	1.2

* Vacancy Rates not comparable due to zone restructuring.
** Not Available.

A P P E N D I X

Rental Ranges of Vacant Units

Toronto Census Metropolitan Area - October 1976

Caution:

Under no circumstances should the figures contained in this appendix be construed as applicable to rental accomodation which was occupied at the time of survey.

Please read Table footnotes carefully.

BACHELOR UNITS

APPENDIX TABLE 1

Rental Ranges of Vacant Units in the Sample of Privately Initiated

Apartment Structures of Six Units and Over

Toronto Census Metropolitan Area - October 1976

	Distribution of Rents (\$)										Average Rent (\$)
	Under 80	80 - 99	100 - 119	120 - 139	140 - 159	160 - 179	180 - 199	200 - 219	220 - 239	240 - 259	260 +
	(Number of Vacant Apartment Units)										
Toronto City	-	*	*	6	22	24	43	12	27	4	-
Etobicoke Borough	-	-	-	-	*	7	4	3	4	-	-
Scarborough Borough	-	-	-	-	-	-	*	-	-	*	-
York Borough	-	-	-	-	*	7	*	-	-	-	-
York, East Borough	-	-	-	-	-	8	*	-	*	*	-
York, North Borough	-	-	3	-	-	-	*	*	-	-	-
Mississauga City	-	-	-	-	-	8	*	-	-	-	-
Remainder of Census Metro	-	-	-	-	-	-	*	-	-	-	-
% Distribution	-	1	2	3	12	27	28	8	16	3	-
	Average Census Metro Rent										\$ 183

(-) No vacant units in the structures sampled

(*) Not available

(∅) Less than 0.5 per cent

Note: The above table illustrates the ranges of rentals being asked for vacant units found in the sample of privately initiated apartment structures visited during the Apartment Vacancy Survey. Since no attempt has been made to adjust to the total universe, the figures shown are not necessarily representative of the private rental market as a whole.

ONE BEDROOM

APPENDIX TABLE 2

Rental Ranges of Vacant Units in the Sample of Privately Initiated

Apartment Structures of Six Units and Over

Toronto Census Metropolitan Area - October 1976

	Distribution of Rents (\$)																	Average Rent (\$)
	Under 120	120 - 139	140 - 159	160 - 179	180 - 199	200 - 219	220 - 239	240 - 259	260 - 279	280 - 299	300 - 319	320 - 339	340 - 359	360 - 379	380 - 399	400 - 419	420 +	
(Number of Vacant Apartment Units)																		
Toronto City	-	*	*	19	20	20	31	31	35	4	20	4	*	-	-	*	-	238
Etobicoke Borough	-	-	12	19	5	3	15	7	4	-	13	3	-	-	-	-	-	221
Scarborough Borough	-	-	-	*	5	25	24	11	11	3	7	-	-	-	-	-	-	235
York Borough	-	-	-	9	7	6	4	3	12	123	34	-	-	-	-	-	-	277
York, East Borough	-	-	-	*	6	11	16	16	6	20	5	4	5	-	-	-	-	256
York, North Borough	-	-	-	12	9	35	60	39	48	-	-	3	-	-	-	-	-	232
Mississauga City	-	-	-	-	40	16	*	8	11	-	-	-	-	-	*	-	-	217
Remainder of Census Metro	-	-	-	*	3	13	3	-	-	-	-	-	-	-	-	-	-	207
% Distribution	-	Ø	1	7	10	14	16	12	13	16	8	1	1	-	Ø	Ø	-	
	Average Census Metro Rent																	\$ 242

(-) No vacant units in the structures sampled

(*) Not available

(∅) Less than 0.5 per cent

Note: The above table illustrates the ranges of rentals being asked for vacant units found in the sample of privately initiated apartment structures visited during the Apartment Vacancy Survey. Since no attempt has been made to adjust to the total universe, the figures shown are not necessarily representative of the private rental market as a whole.

TWO BEDROOM UNITS

APPENDIX TABLE 3

Rental Ranges of Vacant Units in the Sample of Privately Initiated

Apartment Structures of Six Units and Over

Toronto Census Metropolitan Area - October 1976

Distribution of Rents (\$)		Average Rent (\$)																
Under 180	180 - 199	200 - 219	220 - 239	240 - 259	260 - 279	280 - 299	300 - 319	320 - 339	340 - 359	360 - 379	380 - 399	400 - 419	420 - 439	440 - 459	460 - 479	480 - 499	500 - 519	+ 520

(Number of Vacant Apartment Units)

Toronto City
Etobicoke Borough
Scarborough Borough
York Borough
York, East Borough
York, North Borough
Mississauga City

Toronto City	-	3	-	3	7	23	37	3	*	8	8	4	-	*	-	*	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4	309
Etobicoke Borough	*	8	15	*	-	22	15	4	57	-	36	27	*	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	317	
Scarborough Borough	-	*	4	20	72	55	12	16	28	14	4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	276	
York Borough	-	-	*	*	10	9	10	37	*	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	312	
York, East Borough	-	-	-	*	5	13	24	-	10	8	9	*	-	5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	316	
York, North Borough	-	*	3	16	50	117	60	9	*	*	3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	268	
Mississauga City	-	-	-	25	27	8	7	5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	6	287		

Remainder of
Census Metro

-	*	9	3	9	*	*	*	6	-	25	-	3	-	-	*	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	312
---	---	---	---	---	---	---	---	---	---	----	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	-----

% Distribution

Ø	1	3	7	17	23	15	7	10	3	8	3	1	1	1	Ø	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1
---	---	---	---	----	----	----	---	----	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---

Average Census Metro Rent \$ 293

(-) No vacant units in the structures sampled

(*) Not available

(Ø) Less than 0.5 per cent

Note: The above table illustrates the ranges of rentals being asked for vacant units found in the sample of privately initiated apartment structures visited during the Apartment Vacancy Survey. Since no attempt has been made to adjust to the total universe, the figures shown are not necessarily representative of the private rental market as a whole.

THREE BEDROOM UNITS

APPENDIX TABLE 4

Rental Ranges of Vacant Units in the Sample of Privately Initiated

Apartment Structures of Six Units and Over

Toronto Census Metropolitan Area - October 1976

	Distribution of Rents (\$)																	Average Rent (\$)	
	Under 260	260 - 279	280 - 299	300 - 319	320 - 339	340 - 359	360 - 379	380 - 399	400 - 419	420 - 439	440 - 459	460 - 479	480 - 499	500 - 519	520 - 539	540 - 559	560 - 579		580 +
(Number of Vacant Apartment Units)																			
Toronto City	-	-	-	*	8	18	-	-	-	-	*	-	-	*	-	-	-	3	380
Etobicoke Borough	-	-	*	15	8	4	33	*	-	-	-	-	-	-	-	-	-	*	356
Scarborough Borough	*	3	13	10	3	4	-	*	*	11	-	-	-	-	-	-	4	-	353
York Borough	-	-	3	*	-	-	-	-	-	-	-	-	-	-	*	11	-	-	484
York, East Borough	-	-	-	-	*	7	-	-	-	-	-	-	4	-	-	-	*	*	420
York, North Borough	-	11	20	15	12	14	4	-	-	*	*	*	-	-	-	-	-	-	315
Mississauga City	-	11	9	39	*	-	-	*	*	-	-	-	-	-	-	-	-	*	315
Remainder of Census Metro	*	-	3	-	*	3	-	-	-	7	-	-	-	-	-	-	-	-	354
% Distribution	1	7	15	24	10	15	11	1	1	6	1	0	1	1	0	3	1	2	
	Average Census Metro Rent																	\$ 349	

(-) No vacant units in the structures sampled

(*) Not available

(0) Less than 0.5 per cent

Note:

The above table illustrates the ranges of rentals being asked for vacant units found in the sample of privately initiated apartment structures visited during the Apartment Vacancy Survey. Since no attempt has been made to adjust to the total universe, the figures shown are not necessarily representative of the private rental market as a whole.

TORONTO CENSUS METROPOLITAN AREA

ZONE BOUNDARIES

ZONE 1 - TORONTO - CENTRAL

N - C.P.R. LINE
E - CITY LIMIT (and Don River)
S - LAKE ONTARIO
W - BATHURST ST. (East Side)

C/T - 2, 11-17, 30-39, 59-68, 86-92

ZONE 2 - TORONTO - EAST

N - CITY LIMIT
E - CITY LIMIT
S - LAKE ONTARIO
W - DON RIVER

ZONE 3 - TORONTO - NORTH

N - CITY LIMIT
E - CITY LIMIT
S - C.P.R. LINE
W - CITY LIMIT (and Bathurst St. E. Side)

C/T - 117-142 Incl.

ZONE 4 - TORONTO - WEST

N - CITY LIMIT
E - BATHURST ST. (West Side)
S - LAKE ONTARIO
W - CITY LIMIT

C/T - 3-10, 40-58, 93-116

ZONE 5 - BOROUGH OF ETOBICOKE - NORTH

N - STEELES AVE. W.
E - HUMBER RIVER
S - BLOOR ST. W.
W - ETOBICOKE CREEK

C/T - 221-250 Incl.

ZONE 6 - BOROUGH OF ETOBICOKE - SOUTH

N - BLOOR ST. W.
E - HUMBER RIVER
S - LAKE ONTARIO
W - ETOBICOKE CREEK

C/T - 200-220 Incl.

ZONE 7 - BOROUGH OF SCARBOROUGH

C/T - 330-378 Incl.

ZONE 8 - BOROUGH OF YORK

C/T - 150-176 Incl.

ZONE 9 - BOROUGH OF EAST YORK

C/T - 180-196 Incl.

ZONE 10 - BOROUGH OF NORTH YORK - EAST

N - STEELES AVE. E. (South Side)
E - VICTORIA PARK AVE.
S - NORTH YORK BOUNDARIES
W - YONGE ST. (East Side)

C/T - 260-274, 300-307, 321-324

ZONE 11 - BOROUGH OF NORTH YORK - WEST

N - STEELES AVE. W.
E - YONGE ST. (West Side)
S - NORTH YORK BOUNDARIES
W - HUMBER RIVER

C/T - 275-299, 308-320

ZONE 12 - MISSISSAUGA CITY

C/T - 500-532, 550

ZONE 13 - HALTON HILLS TOWN *

ZONE 14 - MILTON TOWN

C/T - 620-621

ZONE 15 - OAKVILLE TOWN

C/T - 600-615

ZONE 16 - BRAMPTON CITY

C/T - 560-564

ZONE 17 - CALEDON TOWN *

KING TOWNSHIP *
VAUGHAN TOWN *

ZONE 18 - RICHMOND HILL

C/T - 420-424

ZONE 19 - AJAX TOWN C/T - 810-811

AURORA TOWN C/T - 440-442

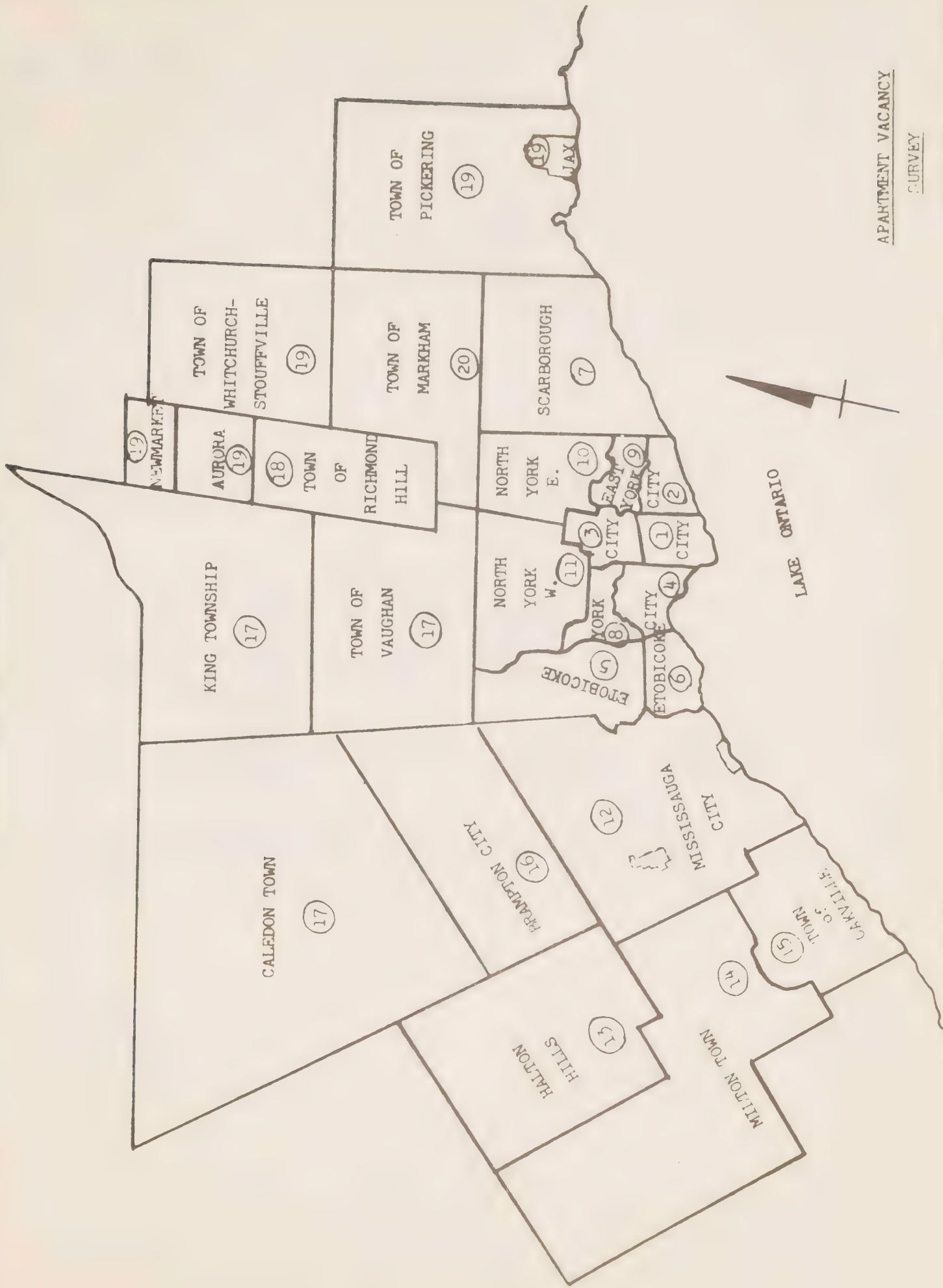
NEWMARKET TOWN C/T - 450-452

PICKERING TOWN C/T - 800-807

WHITCHURCH - STOUFFVILLE *

ZONE 20 - MARKHAM TOWN

C/T - 400-403





Central Mortgage
and Housing Corporation

Société centrale
d'hypothèques et de logement

TORONTO OFFICE

650 Lawrence Ave, West
Toronto, Ontario
M6A 1B2

June 1977


Re: Rental Apartment Vacancy Survey
April 1977

We are pleased to provide you with the results of our semi-annual rental apartment vacancy survey which was conducted in the Census Metropolitan Area of Toronto during the first two weeks in April, 1977.

The survey of apartment buildings containing six or more self-contained units covered on a sample basis those units completed prior to September 30, 1975 and all units completed in the period October 1, 1975 to September 30, 1976. In addition to vacancy information, we also collected data on the asking rentals for the vacant units. The results of these tabulations are shown in an Appendix to this report.

Information was obtained through interviews with apartment owners and building superintendents. Approximately 201,000 units were sampled out of an estimated universe of 252,300 privately initiated units.

If this survey needs to be explained in any way, you may contact our office in Toronto at (416) 781-2451 or our Regional Office at (416) 361-0420.


W.J. Markey
Manager

ONTARIO RENTAL APARTMENT VACANCY SURVEYS

Survey Methodology

The CMHC Rental Apartment Vacancy Survey is conducted semi-annually and includes a sample of apartment buildings with six or more self-contained dwelling units which were completed and on the market at the end of September, 1976. The survey is now being conducted in April and October each year rather than in June and December as was previously the case. In April 1977, fifteen centres were surveyed in Ontario.

There are three universes* which comprise the total rental apartment universe. Apartments completed from October 1, 1975 to September 30, 1976 are called the "new" universe. Apartments completed prior to this period are referred to as the "old" universe. In addition, publicly initiated apartments which were on the market prior to October 1976, are known as the "public" universe. Apartments completed during the period October 1, 1976 to March 31, 1977 are not included in the survey as a six month lapse is allowed for market absorption.

The definition of vacant is "a dwelling unit that is available for immediate rental and physically unoccupied at the time of enumeration".

Vacancy rates were calculated for apartment dwelling units by structure size, by period of construction, by geographical area and by number of bedrooms. The rental rate averages were calculated by number of bedrooms per unit, in each census area. Rental rates are based only upon those units vacant at the time of the survey and do not, therefore, provide any information with regard to rental rates in the market as a whole.

The total Ontario rental vacancy rate for the private universe was 1.7 percent in April 1977 and 1.5 percent in October 1976.

* The universe is the total inventory of dwelling units in buildings containing six units or more within the survey area.

Survey Results - Toronto Census Metropolitan Area, April 1977

The overall vacancy rate for privately initiated apartment structures of six or more units has remained unchanged in April 1977 from October 1976 at 1.2 percent. The greatest decline was in structures containing 6 to 9 units which dropped 0.9 to 0.7 percent and the greatest increase was in structures containing 30 to 40 units which increased to 1.4 from 1.1 percent. The 0.7 percent for buildings containing 6 to 9 units is the overall lowest vacancy rate.

The overall rate for the Metropolitan Municipality was only 0.1 percent higher than that for the surrounding area. The rate for newly completed structures was 11.5 percent throughout the Census Metropolitan Area. For older structures (i.e. completed before October 1975), the rate was 1.0 percent in both the Metropolitan Municipality and the Census Metropolitan Area.

The area with the highest vacancy rate in the Metropolitan Municipality remained York Borough which had a rate of 2.2 percent, down from 2.3 percent in October 1976. The highest rate in the remainder of the area was 1.6 percent in the Town of Markham. The greatest change by bedroom type was in bachelor apartments where the vacancy rate increased to 2.2 from 1.5 percent in October 1976.

The vacancy rate situation in April 1977 is not significantly changed from October 1976.

TABLE / TABLEAU I

VACANCY RATES IN APARTMENT STRUCTURES OF SIX UNITS AND OVER PUBLICLY AND PRIVATELY INITIATED, IN METROPOLITAN AREAS
TAUX D'INOCUPATION DANS LES IMMEUBLES D'APPARTEMENTS D'INITIATIVE PUBLIQUE ET PRIVÉE,
DE SIX LOGEMENTS ET PLUS, DANS LES RÉGIONS MÉTROPOLITAINES

1969 - 1977

(Per Cent / Pour cent)

Metropolitan Area Région métropolitaine	1969		1970		1971		1972		1973		1974		1975		1976		1977
	June Juin	Dec. Déc. (1)	June Juin	Dec. Déc.	June Juin	Dec. Déc.	June Juin	Dec. Déc.	June Juin	Dec. Déc.	June Juin	Dec. Déc.	Apr. Avr.	Oct. Oct.	Apr. Avr.	Oct. Oct.	Apr. Avr.
Calgary	1.7	1.8	5.7	7.2	10.7	6.5	9.1	6.4	8.6	7.9	5.9	1.2	1.9	0.4	0.4	0.1	0.3
Chicoutimi-Jonquière	**	**	**	**	**	**	5.0	0.8	3.3	0.7	4.1	1.8	1.5	1.1	0.8	0.7	0.8
Edmonton	3.7	2.2	5.7	1.9	6.3	5.1	7.6	6.0	8.1	5.2	5.4	0.8	0.8	0.3	0.1	0.0	0.2
Halifax	0.4	0.5	2.3	2.9	3.9	3.5	4.5	1.5	2.4	2.1	2.7	2.2	2.5	2.2	2.6	1.8	2.9
Hamilton	1.3	**	2.8	1.4	2.0	1.9	2.3	1.6	2.1	2.2	2.1	1.4	1.8	2.9	3.1	2.9	4.1
Kitchener	**	**	5.3	**	6.0	**	4.7	1.6	5.1	3.6	7.1	2.4	2.8	2.4	3.3	2.6	3.0
London	3.9	**	6.9	3.0	6.2	2.3	7.2	4.2	8.4	3.6	5.9	2.0	2.8	2.2	2.8	1.3	1.8
Montréal	7.2	5.5	7.9	6.2	7.0	4.4	5.6	3.0	3.9	2.0	2.6	1.2	1.1	0.7	0.6	1.3	1.4
Oshawa	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**
Ottawa-Hull	1.6	1.2	2.1	1.3	2.0	1.7	2.4	1.6	2.1	1.9	3.2	2.5	2.1	2.3	2.5	3.1	2.8
Ottawa	1.6	1.2	2.1	1.2	2.0	1.5	2.1	1.5	2.0	1.9	3.5	2.5	2.0	2.0	1.9	1.9	1.7
Hull	1.1	0.7	1.3	2.9	2.8	3.2	4.3	2.8	2.6	2.2	1.8	2.2	3.0	4.3	5.7	8.7	7.6
Québec	2.8	**	3.7	1.9	4.9	4.3	7.0	5.5	5.5	3.1	4.3	1.6	1.1	1.5	0.9	0.8	0.9
Regina	3.8	**	10.7	**	6.5	**	3.1	1.0	1.6	1.0	0.7	0.1	0.1	0.0	0.4	0.1	0.4
St. Catharines-Niagara	**	**	**	**	**	**	2.8	3.3	3.3	4.4	5.2	3.5	3.1	2.6	2.8	1.2	1.9
Saint John	0.4	**	1.5	**	0.7	**	0.4	1.1	1.0	0.4	2.1	0.9	0.4	0.3	4.3	6.4	1.7
St. John's	18.9	15.5	20.7	**	3.6	**	0.9	0.0	0.3	0.3	0.4	0.3	0.5	2.9	2.4	1.8	3.4
Saskatoon	10.1	**	20.3	**	16.4	**	8.7	0.5	6.4	0.3	1.7	0.2	0.2	0.0	0.1	0.1	0.1
Sudbury	**	**	0.3	**	0.3	**	4.9	5.3	9.8	10.7	9.2	4.4	2.5	1.0	0.7	1.2	0.9
Thunder Bay	**	**	**	**	**	**	0.6	0.8	1.5	0.9	1.7	0.4	0.6	0.4	0.4	0.2	0.1
Toronto	2.4	2.1	2.5	2.4	2.7	3.2	2.9	2.3	1.8	1.4	0.9	0.9	1.0	1.5	1.2	1.0	1.0
Vancouver	1.1	0.8	2.5	2.0	3.9	2.6	2.3	0.5	0.9	0.3	0.3	0.1	0.2	0.1	0.4	0.6	1.6
Victoria	3.2	**	5.2	**	4.1	**	3.0	0.8	1.4	0.3	0.5	0.1	0.3	0.1	0.3	0.5	2.9
Windsor	0.6	**	0.9	1.7	1.8	1.7	1.4	2.6	2.7	1.9	2.9	2.4	3.4	3.5	3.0	2.2	1.5
Winnipeg	1.5	1.6	2.5	3.3	3.4	5.5	5.1	4.2	3.9	3.3	2.6	1.5	1.5	1.9	1.5	1.3	1.2
TOTAL (2)	3.8	3.1	4.7	3.6	4.8	3.7	4.3	2.7	3.3	2.1	2.4	1.2	1.2	1.2	1.1	1.3	1.5

(1) December 1969 vacancy rates are not strictly comparable due to different time lags used in defining "New" and "Old" apartment structures. / Les taux d'inoccupation pour décembre 1969 ne sont pas absolument commensurables en raison des différents décalages utilisés pour définir les immeubles d'appartements "nouveaux" et "anciens".

(2) Weighted Average of Metropolitan Areas Surveyed. / Moyenne pondérée des régions métropolitaines faisant l'objet du relevé.

** Not available. / Non disponible.

TABLE II

VACANCY RATES IN APARTMENT STRUCTURES
OF SIX UNITS AND OVER
PRIVATELY INITIATED

TORONTO

METROPOLITAN AREA

1969 - 1977

(PER CENT)

Period	Structure Size - In Dwelling Units								
	6-9	10-19	20-29	30-49	50-99	100-199	200+	Total	20 +
1969 - June	1.2	1.9	1.3	1.7	1.6	4.0	4.3	2.7	2.8
- Dec. (1)	1.1	1.9	1.2	1.7	2.0	3.6	2.6	2.3	2.4
1970 - June	1.8	2.2	1.4	2.1	2.0	4.5	3.0	2.8	2.9
- Dec.	1.4	1.6	1.3	1.4	2.1	3.9	3.8	2.7	2.9
1971 - June	1.9	2.4	1.3	2.3	2.0	3.2	5.0	3.0	3.1
- Dec.	1.9	2.5	1.8	2.0	2.6	3.9	5.9	3.6	3.7
1972 - June	1.5	2.4	2.1	2.4	3.0	3.5	4.7	3.3	3.5
- Dec.	1.7	1.5	1.1	1.6	1.8	2.5	4.0	2.5	2.6
1973 - June	2.2	1.9	1.2	1.6	1.7	2.0	3.0	2.1	2.1
- Dec.	0.8	1.5	0.9	1.3	1.2	1.6	2.1	1.5	1.6
1974 - June	0.8	1.0	1.0	1.1	0.7	0.9	1.6	1.0	1.1
- Dec.	0.7	0.5	0.6	0.8	0.7	1.0	1.7	1.1	1.1
1975 - Apr.	0.3	0.4	1.1	0.8	0.9	1.0	1.9	1.1	1.2
- Oct.	0.7	1.1	1.1	1.3	1.4	1.5	2.8	1.8	1.8
1976 - Apr.	0.7	1.6	1.1	1.5	0.9	1.4	1.8	1.4	1.4
- Oct.	0.9	1.1	1.1	1.1	1.0	1.0	1.6	1.2	1.2
1977 - Apr.	0.7	1.2	1.3	1.4	1.0	0.9	1.5	1.2	1.2

(1) December 1969 vacancy rates are not strictly comparable due to different time lags in defining "New" and "Old" apartment structures.

** Not available.

TABLE III

VACANCY RATES IN APARTMENT STRUCTURES
OF SIX UNITS AND OVER
PRIVATELY INITIATED

TORONTO

METROPOLITAN AREA

1975 - 1977

(PER CENT)

Area	1975		1976		1977		
	Apr.	Oct.	Apr.	Oct.	April		Total
					Completed Prior to Oct. 1975	Completed During Oct. 1975 to Sept. 1976	
Toronto City:							
Central Part - Zone 1	1.3	1.7	1.5	1.4	1.2	3.9	1.3
Easterly Part - Zone 2	0.8	1.8	1.1	1.2	0.9	-	0.9
Northerly Part - Zone 3	0.6	1.5	0.9	0.4	0.3	**	0.4
Westerly Part - Zone 4	1.4	2.2	1.9	1.3	1.5	9.8	2.1
Sub-Total	1.0	1.7	1.3	1.0	0.9	8.2	1.1
Etobicoke Borough:							
Northerly Part - Zone 5	2.1	1.4	1.4	0.8	0.6	**	0.9
Southerly Part - Zone 6	0.6	0.8	1.0	1.2	1.1	-	1.1
Sub-Total	1.5	1.2	1.3	1.0	0.8	**	1.0
Scarborough Borough - Zone 7	1.1	3.5	2.0	1.6	1.8	**	1.9
York Borough - Zone 8	1.4	1.4	1.3	2.3	1.5	**	2.2
East York Borough - Zone 9	1.0	1.6	1.3	1.5	1.1	-	1.1
York North Borough:							
Easterly Part - Zone 10	1.3	2.1	1.3	0.8	0.7	**	0.8
Westerly Part - Zone 11	0.9	1.4	1.4	1.2	0.9	**	1.0
Sub-Total	1.1	1.7	1.3	1.1	0.8	8.2	0.9
TOTAL METROPOLITAN MUNICIPALITY	1.1	1.8	1.4	1.2	1.0	11.5	1.2

** Not available.

Table III Continued.

TABLE III (Cont'd)

VACANCY RATES IN APARTMENT STRUCTURES
OF SIX UNITS AND OVER
PRIVATELY INITIATED

TORONTO

METROPOLITAN AREA

1975 - 1977

(PER CENT)

Area	1975		1976		1977		
	Apr.	Oct.	Apr.	Oct.	April		
					Completed Prior to Oct. 1975	Completed during Oct. 1975 to Sept. 1976	Total
Remainder of Census Metropolitan Area:							
Mississauga City - Zone 12	*	1.8	1.9	1.4	1.3	-	1.3
Halton Hills							
Town - Zone 13	*	0.0	0.8	0.6	0.4	-	0.4
Milton Town - Zone 14	*	0.4	0.4	0.2	0.2	-	0.2
Oakville Town - Zone 15	*	0.9	1.5	1.4	0.5	-	0.5
Brampton City - Zone 16	0.9	0.8	1.7	1.3	1.2	-	1.2
Caledon Town							
Vaughan Town - Zone 17	*	**	**	**	**	-	**
King Twp.							
Richmond Hill - Zone 18	0.1	0.3	0.3	0.3	0.2	-	0.2
Pickering Twp. -							
Ajax Town							
Newmarket Town - Zone 19	0.4	1.2	0.1	0.2	1.2	-	1.2
Aurora Town							
Whitchurch- Stouffville							
Markham Town - Zone 20	0.7	1.7	0.1	0.2	1.6	-	1.6
Total Remaining Part	1.3	1.4	1.6	1.2	1.1	-	1.1
METROPOLITAN TORONTO (CENSUS AREA)	1.1	1.8	1.4	1.2	1.0	11.5	1.2

** Not available.

* Vacancy rates not comparable due to zone restructuring.

VACANCY RATES IN APARTMENT STRUCTURES OF SIX UNITS AND OVER PRIVATELY INITIATED BY SIZE OF STRUCTURE

METROPOLITAN AREA

(PER CENT)

Area	NUMBER OF UNITS																	
	6-9		10-19		20-29		30-49		50-99		100-199		200 +		Total		20 +	
	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.
Metropolitan Municipality:																		
Toronto City:																		
Central Part	1	1.1	0.0	1.5	1.6	2.2	1.6	2.5	4.3	0.9	0.4	1.2	0.5	1.5	1.3	1.4	1.3	1.3
Easterly Part	2	2.3	1.9	0.0	0.8	3.6	1.1	0.0	1.5	0.8	0.9	-	-	1.0	0.2	1.2	0.9	1.3
Northerly Part	3	0.0	0.6	0.0	0.4	0.7	0.4	0.1	0.3	0.5	0.5	0.1	0.1	0.6	0.6	0.4	0.4	0.4
Westerly Part	4	2.2	1.9	2.2	1.4	0.8	1.1	3.2	4.0	1.3	2.2	1.1	1.6	0.5	2.1	1.3	2.1	1.1
Sub-Total		1.5	1.2	1.1	1.1	1.6	1.0	1.2	2.0	0.8	0.9	0.6	0.5	1.0	1.2	1.0	1.1	0.9
Etobicoke Borough:																		
Northerly Part	5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.3	0.1	0.6	0.1	2.2	3.2	0.8	0.9	0.9
Southerly Part	6	0.0	0.0	0.0	3.6	0.9	0.7	2.6	1.5	1.7	1.3	0.1	0.1	-	-	1.2	1.1	1.5
Sub-Total		0.0	0.0	0.0	1.8	0.7	0.5	1.6	1.0	0.9	0.6	0.5	0.1	2.2	3.2	1.0	1.0	1.1
Scarborough Borough:																		
Zone	7	0.7	0.0	1.2	1.7	0.4	1.2	0.8	0.2	0.7	0.9	2.0	2.4	1.9	2.3	1.6	1.9	1.6
Zone	8	0.7	0.7	1.0	2.2	1.6	2.5	1.6	2.6	1.0	1.1	0.7	1.0	6.7	4.0	2.3	2.2	2.5
Zone East	9	1.1	0.0	1.1	0.4	0.6	0.6	1.3	0.8	2.6	2.0	0.3	0.4	1.6	1.3	1.5	1.1	1.5
York North Borough:																		
Easterly Part	10	0.0	0.0	0.0	0.0	0.0	0.9	0.5	0.2	1.1	1.1	0.8	0.4	1.0	1.1	0.8	0.8	0.9
Westerly Part	11	0.6	0.7	0.5	0.5	0.7	1.3	0.7	1.1	0.8	0.6	1.5	1.2	1.7	1.2	1.2	1.0	1.3
Sub-Total		0.5	0.5	0.4	0.3	0.5	1.2	0.6	0.8	0.9	0.8	1.2	0.8	1.3	1.2	1.1	0.9	1.1
TOTAL METROPOLITAN MUNICIPALITY																		
		0.9	0.7	0.8	1.0	1.1	1.2	1.2	1.5	1.0	0.9	1.0	0.9	1.6	1.5	1.2	1.2	1.2

TORONTO

METROPOLITAN AREA

1976 - 1977

(PER CENT)

Area	NUMBER OF UNITS																	
	6-9		10-19		20-29		30-49		50-99		100-199		200 +		Total		20 +	
	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.
Remainder of Census Metropolitan Area:																		
Mississauga City - Zone 12	1.4	1.4	10.5	5.7	0.0	0.3	0.7	0.7	1.5	1.5	0.8	0.8	1.7	1.5	1.4	1.3	1.1	1.1
Halton Hills Town - Zone 13	0.0	0.0	0.0	0.0	0.0	0.0	1.0	1.0	0.9	0.4	-	-	-	-	0.6	0.4	0.8	0.5
Milton Town - Zone 14	**	**	-	-	**	**	**	**	0.2	0.2	-	-	-	-	0.2	0.2	0.2	0.2
Oakville Town - Zone 15	0.0	0.0	0.0	1.1	0.0	0.0	0.7	0.3	0.0	0.4	4.1	0.6	-	-	1.4	0.5	1.6	0.4
Brampton City - Zone 16	0.0	0.0	3.5	0.6	6.0	9.3	1.7	1.9	0.2	0.1	1.3	1.0	-	-	1.3	1.2	1.2	1.2
Caledon Town																		
Vaughan Town	**	**	**	**	-	-	-	-	-	-	-	-	-	-	**	**	-	-
King Twp.																		
Richmond Hill	-	-	**	0.0	0.0	1.3	0.3	0.0	0.3	0.2	**	**	-	-	0.3	0.2	0.3	0.2
Pickering Twp.																		
Ajax Town																		
Newmarket Town																		
Aurora Town	0.0	1.6	0.0	0.0	0.0	0.0	0.6	4.4	0.0	0.0	-	-	-	-	0.2	1.2	0.2	1.4
Whitchurch-Stouffville																		
Markham Town	-	-	**	**	**	**	**	**	0.0	4.1	0.3	0.6	-	-	0.2	1.6	0.2	1.6
Total Remaining Part	0.8	0.9	4.5	2.5	1.1	2.0	0.8	1.2	0.9	1.0	1.1	0.8	1.7	1.5	1.2	1.1	1.1	1.0
METROPOLITAN TORONTO (CENSUS AREA)	0.9	0.7	1.1	1.2	1.1	1.3	1.1	1.4	1.0	1.0	1.0	0.9	1.6	1.5	1.2	1.2	1.2	1.2

** Not available.

TABLE V

VACANCY RATES IN APARTMENT STRUCTURES OF SIX UNITS AND OVER
PRIVATELY INITIATED, BY NUMBER OF BEDROOMS

TORONTO

METROPOLITAN AREA

1976 - 1977

(PER CENT)

Area	Number of Bedrooms									
	Bachelor		One		Two		Three or more		Total	
	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.
Metropolitan Municipality:										
Toronto City:										
Central Part - Zone 1	1.9	1.5	0.9	1.0	1.7	1.5	5.7	3.5	1.4	1.3
Easterly Part - Zone 2	1.4	1.4	1.4	1.1	0.5	0.3	0.0	0.0	1.2	0.9
Northerly Part - Zone 3	1.0	1.0	0.2	0.3	0.3	0.3	0.7	0.3	0.4	0.4
Westerly Part - Zone 4	2.0	5.9	1.5	1.4	0.8	1.1	0.0	0.0	1.3	2.1
Sub-Total	1.6	2.2	0.8	0.8	0.8	0.8	1.7	1.0	1.0	1.1
Etobicoke Borough:										
Northerly Part - Zone 5	0.7	0.0	0.5	0.3	0.9	1.4	1.4	0.6	0.8	0.9
Southerly Part - Zone 6	2.3	2.3	1.3	0.8	0.9	1.2	0.6	1.2	1.2	1.1
Sub-Total	1.8	1.7	0.9	0.5	0.9	1.3	1.4	0.7	1.0	1.0
Scarborough Borough - Zone 7	0.6	0.4	0.9	1.5	2.0	2.1	2.3	2.8	1.6	1.9
York Borough - Zone 8	1.6	3.5	2.9	2.8	1.6	0.7	2.5	2.7	2.3	2.2
York East Borough - Zone 9	2.5	2.4	1.2	0.8	1.6	1.4	1.6	0.9	1.5	1.1
York North Borough:										
Easterly Part - Zone 10	0.0	1.2	0.7	0.8	0.9	0.7	1.1	1.1	0.8	0.8
Westerly Part - Zone 11	0.6	0.6	1.4	1.1	1.2	1.0	1.0	0.7	1.2	1.0
Sub-Total	0.4	0.8	1.1	1.0	1.1	0.9	1.1	0.9	1.1	0.9
TOTAL METROPOLITAN MUNICIPALITY	1.6	2.2	1.1	1.1	1.2	1.1	1.5	1.2	1.2	1.1

** Not available.

Table V continued.

TABLE V
(Cont'd)

VACANCY RATES IN APARTMENT STRUCTURES OF SIX UNITS AND OVER
PRIVATELY INITIATED, BY NUMBER OF BEDROOMS

TORONTO

METROPOLITAN AREA

1976 - 1977

(PER CENT)

Area	Number of Bedrooms									
	Bachelor		One		Two		Three or more		Total	
	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.
Remainder of Census Metropolitan Area:										
Mississauga City - Zone 12	1.6	2.9	1.2	1.0	0.9	1.0	5.2	3.2	1.4	1.3
Halton Hills Town - Zone 13	0.0	0.0	1.4	0.9	0.0	0.0	**	**	0.6	0.4
Milton Town - Zone 14	0.0	0.0	0.4	0.4	0.0	0.0	**	**	0.2	0.2
Oakville Town - Zone 15	0.0	0.0	0.2	0.1	2.0	0.6	2.9	1.1	1.4	0.5
Brampton City - Zone 16	0.0	0.7	0.4	0.8	1.9	0.7	2.5	6.5	1.3	1.2
Caledon Town										
Vaughan Town - Zone 17	-	-	**	**	**	**	-	-	**	**
King Twp.										
Richmond Hill - Zone 18	0.0	0.0	0.0	0.2	0.5	0.2	0.0	0.0	0.3	0.2
Pickering Twp.										
Ajax Town										
Newmarket Town - Zone 19	0.0	0.0	0.4	1.3	0.0	1.2	0.0	0.9	0.2	1.2
Aurora Town										
Whitchurch-Stouffville										
Markham Town - Zone 20	0.0	0.0	0.0	1.9	0.3	1.6	0.0	0.0	0.2	1.6
Total Remaining Part	0.9	1.9	0.8	0.9	1.0	0.9	4.2	3.1	1.2	1.1
METROPOLITAN TORONTO (CENSUS AREA)	1.5	2.2	1.1	1.0	1.2	1.1	1.8	1.5	1.2	1.2

* Vacancy Rates not comparable due to zone restructuring.

**Not available.

A P P E N D I X

Rental Ranges of Vacant Units

Toronto Census Metropolitan Area - April 1977

Caution:

Under no circumstances should the figures contained in this appendix be construed as applicable to rental accomodation which was occupied at the time of survey.

Please read table footnotes carefully.

RENTAL RANGES OF VACANT UNITS IN THE SAMPLE OF PRIVATELY INITIATED
APARTMENT STRUCTURES OF SIX UNITS AND OVER

TORONTO CENSUS METROPOLITAN AREA - APRIL 1977

DISTRIBUTION OF RENTS (\$)

AVERAGE

RENT (\$)

	59	79	119	139	159	179	199	219	239	259	279	299	↑
HIGH	59	79	119	139	159	179	199	219	239	259	279	299	↑
LOW	↑	60	100	120	140	160	180	200	220	240	260	280	300

(NUMBER OF VACANT APARTMENT UNITS)

TORONTO CITY
ETOBICOKE BOROUGH
SCARBOROUGH BOROUGH
YORK BOROUGH
YORK, EAST BOROUGH
YORK, NORTH BOROUGH
MISSISSAUGA CITY

211
178
*
182
182
213
172

REMAINDER OF
CENSUS METRO

*

°/° DISTRIBUTION

204

AVERAGE CENSUS METRO RENT

(-) NO VACANT UNITS IN STRUCTURES SAMPLED

(*) NOT AVAILABLE

(Q) LESS THAN 0.5 PERCENT

NOTE: THE ABOVE TABLE ILLUSTRATES THE RANGES OF RENTALS BEING ASKED FOR VACANT UNITS FOUND IN THE SAMPLE OF PRIVATELY INITIATED APARTMENT STRUCTURES VISITED DURING THE APARTMENT VACANCY SURVEY. SINCE NO ATTEMPT HAS BEEN MADE TO ADJUST TO THE TOTAL UNIVERSE THE FIGURES SHOWN ARE NOT NECESSARILY REPRESENTATIVE OF THE PRIVATE RENTAL MARKET AS A WHOLE.

RENTAL RANGES OF VACANT UNITS IN THE SAMPLE OF PRIVATELY INITIATED

APARTMENT STRUCTURES OF SIX UNITS AND OVER

TORONTO CENSUS METROPOLITAN AREA - APRIL 1977

DISTRIBUTION OF RENTS (\$)

HIGH	139	159	179	199	219	239	259	279	299	319	339	359	379	459	↑	AVERAGE
LOW	↑	140	160	180	200	220	240	260	280	300	320	340	360	440	460	RENT (\$)

(NUMBER OF VACANT APARTMENT UNITS)

TORONTO CITY	-	*	4	15	22	38	28	33	26	21	9	9	-	5	-	262
ETOBICOKE BOROUGH	-	-	19	*	-	3	4	3	-	-	4	*	-	-	-	217
SCARBOROUGH BOROUGH	-	-	3	*	30	35	22	22	10	*	-	-	-	-	-	238
YORK BOROUGH	-	-	-	28	10	10	5	6	103	4	-	-	-	-	-	263
YORK, EAST BOROUGH	-	-	-	-	13	14	12	4	23	*	-	-	-	-	-	253
YORK, NORTH BOROUGH	-	-	*	11	13	27	80	27	-	*	11	21	-	-	-	256
MISSISSAUGA CITY	-	-	-	5	25	6	7	19	*	*	-	-	3	-	-	241
REMAINDER OF CENSUS METRO	-	-	-	11	7	7	*	-	5	-	-	-	-	-	-	219
o/o DISTRIBUTION	-	Q	3	8	13	16	18	13	19	3	3	4	Q	1	-	252

AVERAGE CENSUS METRO RENT

(-) NO VACANT UNITS IN STRUCTURES SAMPLED

(*) NOT AVAILABLE

(Q) LESS THAN 0.5 PERCENT

NOTE: THE ABOVE TABLE ILLUSTRATES THE RANGES OF RENTALS BEING ASKED FOR VACANT UNITS FOUND IN THE SAMPLE OF PRIVATELY INITIATED APARTMENT STRUCTURES VISITED DURING THE APARTMENT VACANCY SURVEY. SINCE NO ATTEMPT HAS BEEN MADE TO ADJUST TO THE TOTAL UNIVERSE THE FIGURES SHOWN ARE NOT NECESSARILY REPRESENTATIVE OF THE PRIVATE RENTAL MARKET AS A WHOLE.

RENTAL RANGES OF VACANT UNITS IN THE SAMPLE OF PRIVATELY INITIATED

APARTMENT STRUCTURES OF SIX UNITS AND OVER

TORONTO CENSUS METROPOLITAN AREA - APRIL 1977

		DISTRIBUTION OF RENTS (\$)																AVERAGE	
		199	219	239	259	279	299	319	339	359	379	399	419	439	459	479	499		
HIGH	↑	200	220	240	260	280	300	320	340	360	380	400	420	440	460	480	500		
		(NUMBER OF VACANT APARTMENT UNITS)																	

TORONTO CITY	*	*	3	5	32	19	*	5	3	13	*	7	4	*	*	-	3	321
ETOBICOKE BOROUGH	8	14	4	*	3	6	-	*	34	60	17	20	-	-	-	*	-	341
SCARBOROUGH BOROUGH	4	4	5	82	101	22	13	14	19	*	-	-	-	-	-	-	-	273
YORK BOROUGH	-	-	5	10	4	-	*	-	-	-	-	-	-	-	-	-	-	252
YORK, EAST BOROUGH	-	-	-	8	30	10	*	3	5	12	-	-	-	-	-	-	*	299
YORK, NORTH BOROUGH	*	-	14	30	51	63	25	9	*	-	-	*	-	3	-	-	-	282
MISSISSAUGA CITY	*	*	8	23	14	10	6	*	*	*	-	*	5	4	*	*	4	320
REMAINDER OF CENSUS METRO	-	11	6	*	8	7	4	-	-	*	-	-	-	-	-	-	-	258

o/o DISTRIBUTION

AVERAGE CENSUS METRO RENT 297

(-) NO VACANT UNITS IN STRUCTURES SAMPLED

(*) NOT AVAILABLE

(Q) LESS THAN 0.5 PERCENT

NOTE: THE ABOVE TABLE ILLUSTRATES THE RANGES OF RENTALS BEING ASKED FOR VACANT UNITS FOUND IN THE SAMPLE OF PRIVATELY INITIATED APARTMENT STRUCTURES VISITED DURING THE APARTMENT VACANCY SURVEY. SINCE NO ATTEMPT HAS BEEN MADE TO ADJUST TO THE TOTAL UNIVERSE THE FIGURES SHOWN ARE NOT NECESSARILY REPRESENTATIVE OF THE PRIVATE RENTAL MARKET AS A WHOLE.

THREE BEDROOM UNITS

RENTAL RANGES OF VACANT UNITS IN THE SAMPLE OF PRIVATELY INITIATED

APARTMENT STRUCTURES OF SIX UNITS AND OVER

TORONTO CENSUS METROPOLITAN AREA - APRIL 1977

DISTRIBUTION OF RENTS (\$)

	239	259	279	299	319	339	359	379	399	419	439	459	479	499	579	759	↑	AVERAGE
HIGH	239	259	279	299	319	339	359	379	399	419	439	459	479	499	579	759	↑	
LOW	↓	240	260	280	300	320	340	360	380	400	420	440	460	480	560	740	760	RENT (\$)
	(NUMBER OF VACANT APARTMENT UNITS)																	

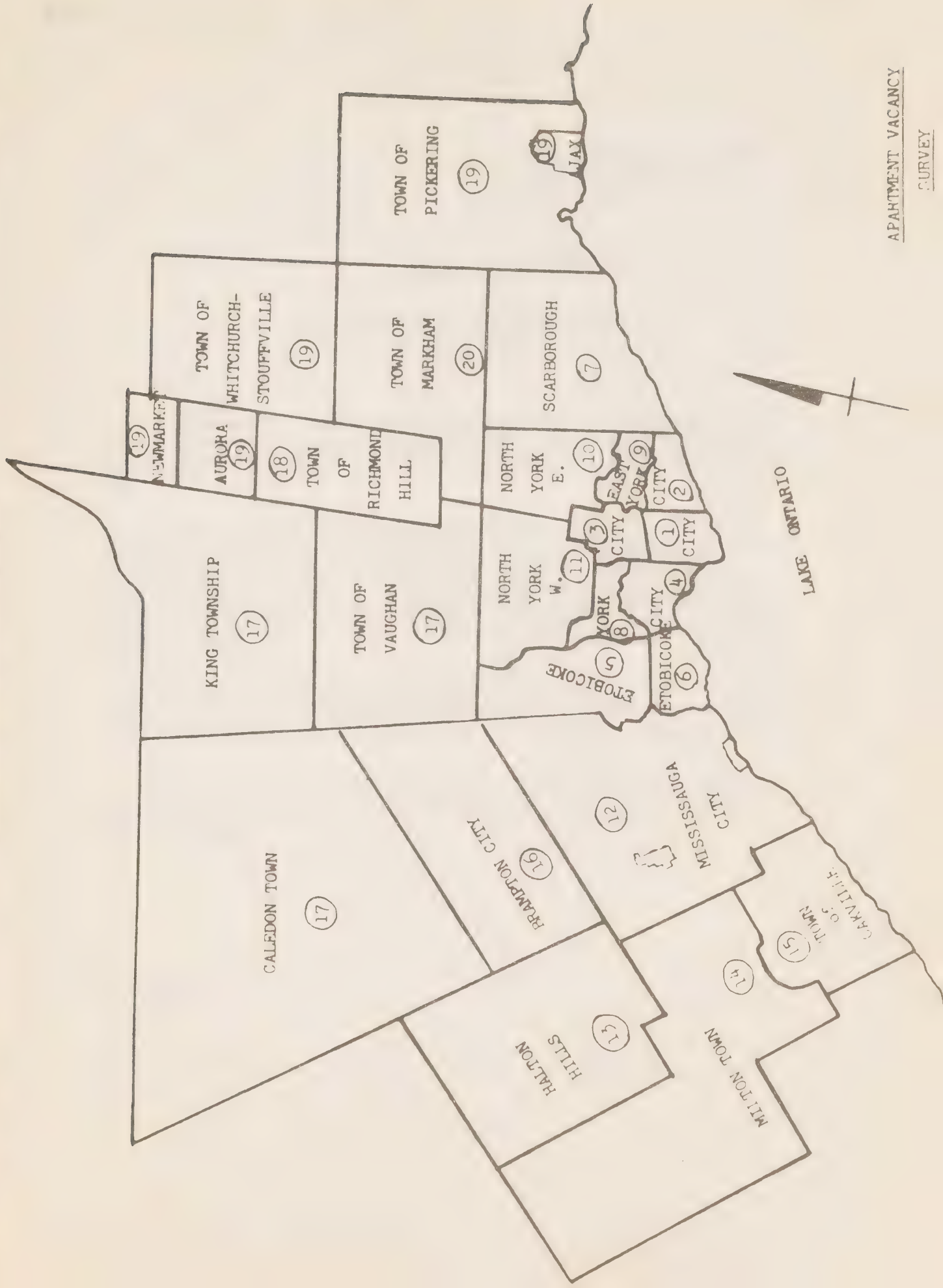
TORONTO CITY	-	-	-	-	-	-	-	21	-	-	-	-	*	-	-	*	-	374
ETOBICOKE BOROUGH	-	-	-	-	*	6	*	*	-	5	*	*	-	-	-	-	-	370
SCARBOROUGH BOROUGH	-	*	28	6	9	9	3	3	*	-	4	-	-	-	-	-	-	319
YORK BOROUGH	-	-	-	*	*	9	-	-	-	-	-	-	-	-	5	-	-	404
YORK, EAST BOROUGH	-	-	-	-	-	-	4	-	*	-	-	-	*	-	-	-	-	381
YORK, NORTH BOROUGH	-	-	5	8	16	17	11	-	*	-	-	-	-	-	-	-	-	318
MISSISSAUGA CITY	-	-	16	6	15	-	*	-	-	-	*	-	-	-	-	-	-	293
REMAINDER OF CENSUS METRO	-	*	*	5	*	*	7	5	-	-	-	-	-	-	-	-	-	324
o/o DISTRIBUTION	-	Q	10	20	17	17	20	3	3	2	2	1	Q	Q	2	Q	-	332
																		AVERAGE CENSUS METRO RENT

(-) NO VACANT UNITS IN STRUCTURES SAMPLED

(*) NOT AVAILABLE

(Q) LESS THAN 0.5 PERCENT

NOTE: THE ABOVE TABLE ILLUSTRATES THE RANGES OF RENTALS BEING ASKED FOR VACANT UNITS FOUND IN THE SAMPLE OF PRIVATELY INITIATED APARTMENT STRUCTURES VISITED DURING THE APARTMENT VACANCY SURVEY. SINCE NO ATTEMPT HAS BEEN MADE TO ADJUST TO THE TOTAL UNIVERSE THE FIGURES SHOWN ARE NOT NECESSARILY REPRESENTATIVE OF THE PRIVATE RENTAL MARKET AS A WHOLE.





TORONTO OFFICE

650 Lawrence Ave., West
Toronto, Ontario
M6A 1B2

November 1977

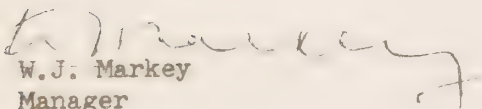
Re: Rental Apartment Vacancy Survey
October 1977

We are pleased to provide you with the results of our semi-annual rental apartment vacancy survey which was conducted in the Census Metropolitan Area of Toronto during the first two weeks in October, 1977.

The survey of apartment buildings containing six or more self-contained units covered on a sample basis those units completed prior to March 31, 1976 and all units completed in the period April 1, 1976 to March 31, 1977. In addition to vacancy information, we also collected data on the asking rentals for the vacant units. The results of these tabulations are shown in an Appendix to this report.

Information was obtained through interviews with apartment owners and building superintendents. Approximately 199,800 units were sampled out of an estimated universe of 251,300 privately initiated units.

If this survey needs to be explained in any way, you may contact our office in Toronto at (416) 781-2451 or our Regional Office at (416) 361-0420.


W.J. Markey
Manager

ONTARIO RENTAL APARTMENT VACANCY SURVEYS

Survey Methodology

The CMHC Rental Apartment Vacancy Survey is conducted semi-annually and includes a sample of apartment buildings with six or more self-contained dwelling units which were completed and on the market at the end of March, 1977. The survey is now being conducted in April and October each year rather than in June and December as was previously the case. In October 1977, fifteen centres were surveyed in Ontario.

There are three universes* which comprise the total rental apartment universe. Apartments completed from April 1, 1976 to March 31, 1977 are called the "new" universe. Apartments completed prior to this period are referred to as the "old" universe. In addition, publicly initiated apartments which were on the market prior to April 1977, are known as the "public" universe. Apartments completed during the period April 1, 1977 to September 31, 1977 are not included in the survey as a six month lapse is allowed for market absorption.

The definition of vacant is "a dwelling unit that is available for immediate rental and physically unoccupied at the time of enumeration".

Vacancy rates were calculated for apartment dwelling units by structure size, by period of construction, by geographical area and by number of bedrooms. The rental rate averages were calculated by number of bedrooms per unit, in each census area. Rental rates are based only upon those units vacant at the time of the survey and do not, therefore, provide any information with regard to rental rates in the market as a whole.

The total Ontario rental vacancy rate for the private universe was 1.5 percent in October 1977 and 1.7 percent in April 1977.

* The universe is the total inventory of dwelling units in buildings containing six units or more within the survey area.

Survey Results - Toronto Census Metropolitan Area, October 1977

The overall vacancy rate for privately initiated apartment structures of six or more units declined from 1.2 percent in April 1977 to 1.0 percent in October.

With the exception of buildings containing 20 to 29 units where there was no change in the rate and buildings of 100 to 199 units, where the vacancy rate increased from 0.9 to 1.0 percent, all other sized buildings averaged 0.3 percent decline. The lowest vacancy rate, 0.5 percent, was found in buildings of 6 to 9 units.

The vacancy rate for newly completed structures, completed between April 1976 and March 1977 was 4.9, whereas for those completed prior to April 1976, the rate was 0.9 percent. The overall rate in the Metropolitan Municipality was 1.0 percent and in the remaining part of the CMA 0.8 percent. The highest overall rate in the Metropolitan Municipality was in the Borough of Scarborough at 1.9 percent. The highest rate in the remainder was 1.3 percent in the Town of Markham.

In terms of size of units, the most significant change was in bachelor units where the vacancy rate dropped from 2.2 in April to 1.6 percent in October over the entire CMA. In the three or more bedroom category, there was a 0.2 percent increase to 1.4 percent. For all other size of units the vacancy rate dropped an average of 0.2 percent.

To summarize, the vacancy rate of statistics for October show a continuing tightening of the rental market over the entire Toronto Census Metropolitan Area. This trend has continued uninterrupted since October 1975.

TABLE / TABLEAU I

VACANCY RATES IN APARTMENT STRUCTURES OF SIX UNITS AND OVER PUBLICLY AND PRIVATELY INITIATED, IN METROPOLITAN AREAS
TAUX D'INOCUPATION DANS LES IMMEUBLES D'APPARTEMENTS D'INITIATIVE PUBLIQUE ET PRIVÉE,
DE SIX LOGEMENTS ET PLUS, DANS LES RÉGIONS MÉTROPOLITAINES

1969 - 1977

(Per Cent / Pour cent)

Metropolitan Area Région métropolitaine	1969		1970		1971		1972		1973		1974		1975		1976		1977	
	June Juin	Dec. Déc. (1)	June Juin	Dec. Déc.	June Juin	Dec. Déc.	June Juin	Dec. Déc.	June Juin	Dec. Déc.	June Juin	Dec. Déc.	Apr. Avr.	Oct. Oct.	Apr. Avr.	Oct. Oct.	Apr. Avr.	Oct. Oct.
Calgary	1.7	1.8	5.7	7.2	10.7	6.5	9.1	6.4	8.6	7.9	5.9	1.2	1.9	0.4	0.4	0.1	0.3	0.2
Chicoutimi-Jouquières	**	**	**	**	**	**	5.0	0.8	3.3	0.7	4.1	1.8	1.5	1.1	0.8	0.7	0.8	0.2
Edmonton	3.7	2.2	5.7	1.9	6.3	5.1	7.6	6.0	8.1	5.2	5.4	0.8	0.8	0.3	0.1	0.0	0.2	0.1
Halifax	0.4	0.5	2.3	2.9	3.9	3.5	4.5	1.5	2.4	2.1	2.7	2.2	2.5	2.2	2.6	1.8	2.9	1.4
Hamilton	1.3	**	2.8	1.4	2.0	1.9	2.3	1.6	2.1	2.2	2.1	1.4	1.8	2.9	3.1	2.9	4.1	3.9
Kitchener	**	**	5.3	**	6.0	**	4.7	1.6	5.1	3.6	7.1	2.4	2.8	2.4	3.3	2.6	3.0	2.5
London	3.9	**	6.9	3.0	6.2	2.3	7.2	4.2	8.4	3.6	5.9	2.0	2.8	2.2	2.8	1.3	1.8	1.6
Montréal	7.2	5.5	7.9	6.2	7.0	4.4	5.6	3.0	3.9	2.0	2.6	1.2	1.1	0.7	0.6	1.3	1.4	3.5
Oshawa	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	0.7	2.0
Ottawa-Hull	1.6	1.2	2.1	1.3	2.0	1.7	2.4	1.6	2.1	1.9	3.2	2.5	2.1	2.3	2.5	3.1	2.8	2.5
Ottawa	1.6	1.2	2.1	1.2	2.0	1.5	2.1	1.5	2.0	1.9	3.5	2.5	2.0	2.0	1.9	1.9	1.7	1.2
Hull	1.1	0.7	1.3	2.9	2.8	3.2	4.3	2.8	2.6	2.2	1.8	2.2	3.0	4.3	5.7	8.7	7.6	8.5
Québec	2.8	**	3.7	1.9	4.9	4.3	7.0	5.5	5.5	3.1	4.3	1.6	1.1	1.5	0.9	0.8	0.9	1.8
Regina	3.8	**	10.7	**	6.5	**	3.1	1.0	1.6	1.0	0.7	0.1	0.1	0.0	0.4	0.1	0.4	1.1
St. Catharines-Niagara	**	**	**	**	**	**	2.8	3.3	3.3	4.4	5.2	3.5	3.1	2.6	2.8	1.2	1.9	1.1
Saint John	0.4	**	1.5	**	0.7	**	0.4	1.1	1.0	0.4	2.1	0.9	0.4	0.3	4.3	6.4	1.7	10.6
St. John's	18.9	15.5	20.7	**	3.6	**	0.9	0.0	0.3	0.3	0.4	0.3	0.5	2.9	2.4	1.8	3.4	2.5
Saskatoon	10.1	**	20.3	**	16.4	**	8.7	0.5	6.4	0.3	1.7	0.2	0.2	0.0	0.1	0.1	0.1	0.2
Sudbury	**	**	0.3	**	0.3	**	4.9	5.3	9.8	10.7	9.2	4.4	2.5	1.0	0.7	1.2	0.9	1.0
Thunder Bay	**	**	**	**	**	**	0.6	0.8	1.5	0.9	1.7	0.4	0.6	0.4	0.4	0.2	0.1	0.2
Toronto	2.4	2.1	2.5	2.4	2.7	3.2	2.9	2.3	1.8	1.4	0.9	0.9	1.0	1.5	1.2	1.0	1.0	0.9
Vancouver	1.1	0.8	2.5	2.0	3.9	2.6	2.3	0.5	0.9	0.3	0.3	0.1	0.2	0.1	0.4	0.6	1.6	1.5
Victoria	3.2	**	5.2	**	4.1	**	3.0	0.8	1.4	0.3	0.5	0.1	0.3	0.1	0.3	0.5	2.9	2.5
Windsor	0.6	**	0.9	1.7	1.8	1.7	1.4	2.6	2.7	1.9	2.9	2.4	3.4	3.5	3.0	2.2	1.5	1.0
Winnipeg	1.5	1.6	2.5	3.3	3.4	5.5	5.1	4.2	3.9	3.3	2.6	1.5	1.5	1.9	1.5	1.3	1.2	1.8
TOTAL (2)	3.8	3.1	4.7	3.6	4.8	3.7	4.3	2.7	3.3	2.1	2.4	1.2	1.2	1.2	1.1	1.3	1.5	2.2

(1) December 1969 vacancy rates are not strictly comparable due to different time lags used in defining "New" and "Old" apartment structures. /
Les taux d'occupation pour décembre 1969 ne sont pas absolument commensurables en raison des différents décalages utilisés pour définir les
immeubles d'appartements "nouveaux" et "anciens".

(2) Weighted Average of Metropolitan Areas Surveyed. / Moyenne pondérée des régions métropolitaines faisant l'objet du relevé.
** Not available. / Non disponible.

TABLE II

VACANCY RATES IN APARTMENT STRUCTURES
OF SIX UNITS AND OVER
PRIVATELY INITIATED

TORONTO

METROPOLITAN AREA

1969 - 1977

(PER CENT)

Period	Structure Size - In Dwelling Units								Total	20 +
	6-9	10-19	20-29	30-49	50-99	100-199	200+			
1969 - June	1.2	1.9	1.3	1.7	1.6	4.0	4.3	2.7	2.8	
- Dec. (1)	1.1	1.9	1.2	1.7	2.0	3.6	2.6	2.3	2.4	
1970 - June	1.8	2.2	1.4	2.1	2.0	4.5	3.0	2.8	2.9	
- Dec.	1.4	1.6	1.3	1.4	2.1	3.9	3.8	2.7	2.9	
1971 - June	1.9	2.4	1.3	2.3	2.0	3.2	5.0	3.0	3.1	
- Dec.	1.9	2.5	1.8	2.0	2.6	3.9	5.9	3.6	3.7	
1972 - June	1.5	2.4	2.1	2.4	3.0	3.5	4.7	3.3	3.5	
- Dec.	1.7	1.5	1.1	1.6	1.8	2.5	4.0	2.5	2.6	
1973 - June	2.2	1.9	1.2	1.6	1.7	2.0	3.0	2.1	2.1	
- Dec.	0.8	1.5	0.9	1.3	1.2	1.6	2.1	1.5	1.6	
1974 - June	0.8	1.0	1.0	1.1	0.7	0.9	1.6	1.0	1.1	
- Dec.	0.7	0.5	0.6	0.8	0.7	1.0	1.7	1.1	1.1	
1975 - Apr.	0.3	0.4	1.1	0.8	0.9	1.0	1.9	1.1	1.2	
- Oct.	0.7	1.1	1.1	1.3	1.4	1.5	2.8	1.8	1.8	
1976 - Apr.	0.7	1.6	1.1	1.5	0.9	1.4	1.8	1.4	1.4	
- Oct.	0.9	1.1	1.1	1.1	1.0	1.0	1.6	1.2	1.2	
1977 - Apr.	0.7	1.2	1.3	1.4	1.0	0.9	1.5	1.2	1.2	
- Oct.	0.5	0.9	1.3	1.1	0.9	1.0	1.1	1.0	1.0	

(1) December 1969 vacancy rates are not strictly comparable due to different time lags in defining "New" and "Old" apartment structures.

** Not available.

The definition of vacant is "a dwelling unit that is available for immediate rental and physically unoccupied at the time of enumeration".

TABLE III
VACANCY RATES IN APARTMENT STRUCTURES
OF SIX UNITS AND OVER
PRIVATELY INITIATED

TORONTO
METROPOLITAN AREA

1975 - 1977

(PER CENT)

Area	1975		1976		1977			
	Apr.	Oct.	Apr.	Oct.	Apr.	October		
						Completed prior to Apr. 1976	Completed during Apr. 1976 to Mar. 1977	Total
Toronto City:								
Central Part - Zone 1	1.3	1.7	1.5	1.4	1.3	0.8	**	0.8
Easterly Part - Zone 2	0.8	1.8	1.1	1.2	0.9	0.5	-	0.5
Northerly Part - Zone 3	0.6	1.5	0.9	0.4	0.4	0.3	**	0.3
Westerly Part - Zone 4	1.4	2.2	1.9	1.3	2.1	1.3	6.4	1.7
Sub-Total	1.0	1.7	1.3	1.0	1.1	0.7	4.4	0.8
Etobicoke Borough:								
Northerly Part - Zone 5	2.1	1.4	1.4	0.8	0.9	1.0	**	1.2
Southerly Part - Zone 6	0.6	0.8	1.0	1.2	1.1	0.9	-	0.9
Sub-Total	1.5	1.2	1.3	1.0	1.0	0.9	**	1.1
Scarborough Borough								
- Zone 7	1.1	3.5	2.0	1.6	1.9	1.9	**	1.9
York Borough - Zone 8	1.4	1.4	1.3	2.3	2.2	1.5	-	1.5
East York Borough								
- Zone 9	1.0	1.6	1.3	1.5	1.1	0.6	-	0.6
York North Borough:								
Easterly Part - Zone 10	1.3	2.1	1.3	0.8	0.8	0.8	**	0.8
Westerly Part - Zone 11	0.9	1.4	1.4	1.2	1.0	0.9	-	0.9
Sub-Total	1.1	1.7	1.3	1.1	0.9	0.9	**	0.9
TOTAL METROPOLITAN MUNICIPALITY	1.1	1.8	1.4	1.2	1.2	1.0	4.9	1.0

** Not available.

The definition of vacant is "a dwelling unit that is available for immediate rental and physically unoccupied at the time of enumeration".

Table III continued

TABLE III (Cont'd)
VACANCY RATES IN APARTMENT STRUCTURES
OF SIX UNITS AND OVER
PRIVATELY INITIATED

TORONTO

METROPOLITAN AREA

1975 - 1977

(PER CENT)

Area	1975		1976		1977			
	Apr.	Oct.	Apr.	Oct.	Apr.	October		
						Completed prior to Apr. 1976	Completed during Apr. 1976 to Mar. 1977	Total
Remainder of Census Metropolitan Area:								
Mississauga City - Zone 12	*	1.8	1.9	1.4	1.3	0.8	-	0.8
Halton Hills Town - Zone 13	*	0.0	0.8	0.6	0.4	-	-	-
Milton Town - Zone 14	*	0.4	0.4	0.2	0.2	-	-	-
Oakville Town - Zone 15	*	0.9	1.5	1.4	0.5	1.2	-	1.2
Brampton City - Zone 16	0.9	0.8	1.7	1.3	1.2	0.7	-	0.7
Caledon Town								
Vaughan Town - Zone 17	*	**	**	**	**	**	-	**
King Twp.								
Richmond Hill - Zone 18	0.1	0.3	0.3	0.3	0.2	0.3	-	0.3
Pickering Twp.								
Ajax Town								
Newmarket Town - Zone 19	0.4	1.2	0.1	0.2	1.2	0.6	-	0.6
Aurora Town								
Whitchurch-Stouffville								
Markham Town - Zone 20	0.7	1.7	0.1	0.2	1.6	1.3	-	1.3
Total Remaining Part	1.3	1.4	1.6	1.2	1.1	0.8	-	0.8
METROPOLITAN TORONTO (CENSUS AREA)	1.1	1.8	1.4	1.2	1.2	0.9	4.9	1.0

** Not available.

* Vacancy rates not comparable due to zone restructuring.

The definition of vacant is "a dwelling unit that is available for immediate rental and physically unoccupied at the time of enumeration".

TABLE IV
VACANCY RATES IN APARTMENT STRUCTURES OF SIX UNITS AND OVER
PRIVATELY INITIATED BY SIZE OF STRUCTURE

TORONTO

METROPOLITAN AREA

1977

(PER CENT)

Area	NUMBER OF UNITS																	
	6-9		10-19		20-29		30-49		50-99		100-199		200 +		Total		20 +	
	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.
Metropolitan Municipality:																		
Toronto City:																		
Central Part	0.0	1.1	1.6	0.3	1.6	0.6	4.3	1.6	0.4	0.8	0.5	0.7	1.3	0.6	1.3	0.8	1.3	0.8
Easterly Part	1.9	0.0	0.8	0.4	1.1	0.0	1.5	1.7	0.9	0.7	-	-	0.2	0.1	0.9	0.5	0.9	0.6
Northerly Part	0.6	0.0	0.4	0.0	0.4	0.4	0.3	0.1	0.5	0.2	0.1	0.1	0.6	0.7	0.4	0.3	0.4	0.4
Westerly Part	1.9	1.0	1.4	2.5	1.1	3.2	4.0	2.3	2.2	1.5	1.6	1.3	2.1	1.4	2.1	1.7	2.2	1.6
Sub-Total	1.2	0.7	1.1	1.0	1.0	1.1	2.0	1.0	0.9	0.7	0.5	0.5	1.2	0.8	1.1	0.8	1.1	0.8
Etobicoke Borough:																		
Northerly Part	0.0	0.0	0.0	0.5	0.0	0.0	0.1	0.0	0.1	0.0	0.1	1.2	3.2	2.5	0.9	1.2	1.0	1.2
Southerly Part	0.0	0.0	3.6	1.0	0.7	1.2	1.5	1.3	1.3	1.1	0.1	0.1	-	-	1.1	0.9	1.0	1.0
Sub-Total	0.0	0.0	1.8	0.7	0.5	1.0	1.0	0.8	0.6	0.5	0.1	1.0	3.2	2.5	1.0	1.1	1.0	1.2
Scarborough Borough - Zone 7	0.0	1.7	1.7	1.4	1.2	2.0	0.2	0.4	0.9	1.6	2.4	2.3	2.3	1.9	1.9	1.9	1.9	1.9
York Borough	0.7	0.0	2.2	0.5	2.5	3.6	2.6	2.4	1.1	1.4	1.0	0.6	4.0	1.4	2.2	1.5	2.2	1.7
York East	0.0	0.0	0.4	0.0	0.6	0.3	0.8	2.0	2.0	1.1	0.4	0.4	1.3	0.4	1.1	0.6	1.2	0.7
York North Borough:																		
Easterly Part	0.0	3.8	0.0	0.5	0.9	0.0	0.2	0.0	1.1	1.0	0.4	0.5	1.1	1.1	0.8	0.8	0.8	0.8
Westerly Part	0.7	0.0	0.5	1.4	1.3	0.8	1.1	0.9	0.6	0.5	1.2	1.1	1.2	1.0	1.0	0.9	1.1	0.9
Sub-Total	0.5	0.7	0.3	1.1	1.2	0.6	0.8	0.6	0.8	0.7	0.8	0.8	1.2	1.0	0.9	0.9	1.0	0.9
TOTAL METROPOLITAN MUNICIPALITY	0.7	0.5	1.0	0.9	1.2	1.4	1.5	1.1	0.9	0.8	0.9	1.0	1.5	1.1	1.2	1.0	1.2	1.0

**** Not available.**

The definition of vacant is "at the time of enumeration".

Table IV continued

TABLE V

VACANCY RATES IN APARTMENT STRUCTURES OF SIX UNITS AND OVER
PRIVATELY INITIATED, BY NUMBER OF BEDROOMS

TORONTO

METROPOLITAN AREA

1977

(PER CENT)

Area	Number of Bedrooms									
	Bachelor		One		Two		Three or more		Total	
	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.
Metropolitan Municipality:										
Toronto City:										
Central Part - Zone 1	1.5	1.3	1.0	0.7	1.5	0.3	3.5	0.2	1.3	0.8
Easterly Part - Zone 2	1.4	0.8	1.1	0.6	0.3	0.1	0.0	0.0	0.9	0.5
Northerly Part - Zone 3	1.0	1.2	0.3	0.2	0.3	0.1	0.3	0.2	0.4	0.3
Westerly Part - Zone 4	5.9	3.8	1.4	1.5	1.1	0.6	0.0	1.1	2.1	1.7
Sub-Total	2.2	1.7	0.8	0.7	0.8	0.3	1.0	0.4	1.1	0.8
Etobicoke Borough:										
Northerly Part - Zone 5	0.0	0.0	0.3	0.5	1.4	1.5	0.6	1.5	0.9	1.2
Southerly Part - Zone 6	2.3	3.0	0.8	1.0	1.2	0.3	1.2	1.2	1.1	0.9
Sub-Total	1.7	2.1	0.5	0.7	1.3	1.1	0.7	1.5	1.0	1.1
Scarborough Borough - Zone 7	0.4	0.6	1.5	1.2	2.1	2.3	2.8	2.7	1.9	1.9
York Borough - Zone 8	3.5	1.3	2.8	1.8	0.7	1.0	2.7	2.5	2.2	1.5
York East Borough - Zone 9	2.4	1.4	0.8	0.6	1.4	0.6	0.9	0.2	1.1	0.6
York North Borough:										
Easterly Part - Zone 10	1.2	0.3	0.8	0.6	0.7	0.8	1.1	1.6	0.8	0.8
Westerly Part - Zone 11	0.6	1.6	1.1	0.7	1.0	1.0	0.7	0.8	1.0	0.9
Sub-Total	0.8	1.2	1.0	0.7	0.9	0.9	0.9	1.2	0.9	0.9
TOTAL METROPOLITAN MUNICIPALITY	2.2	1.6	1.1	0.8	1.1	1.0	1.2	1.4	1.2	1.0

** Not available.

The definition of vacant is "a dwelling unit that is available for immediate rental and physically unoccupied at the time of enumeration".

Table V continued

TABLE V (Cont'd)
VACANCY RATES IN APARTMENT STRUCTURES OF SIX UNITS AND OVER
PRIVATELY INITIATED, BY NUMBER OF BEDROOMS

TORONTO

METROPOLITAN AREA

1977

(PER CENT)

Area	Number of Bedrooms									
	Bachelor		One		Two		Three or more		Total	
	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.
Remainder of Census Metropolitan Area:										
Mississauga City - Zone 12	2.9	0.2	1.0	0.5	1.0	1.0	3.2	1.7	1.3	0.8
Halton Hills Town - Zone 13	0.0	-	0.9	-	0.0	-	**	-	0.4	-
Milton Town - Zone 14	0.0	-	0.4	-	0.0	-	**	-	0.2	-
Oakville Town - Zone 15	0.0	0.0	0.1	0.8	0.6	1.2	1.1	3.6	0.5	1.2
Brampton City - Zone 16	0.7	1.4	0.8	0.3	0.7	0.8	6.5	1.5	1.2	0.7
Caledon Town										
Vaughan Town - Zone 17	-	-	**	**	**	**	-	-	**	**
King Twp.										
Richmond Hill - Zone 18	0.0	0.0	0.2	0.0	0.2	0.3	0.0	3.4	0.2	0.3
Pickering Twp.										
Ajax Town										
Newmarket Town - Zone 19	0.0	0.0	1.3	0.4	1.2	0.9	0.9	0.0	1.2	0.6
Aurora Town										
Whitchurch-Stouffville										
Markham Town - Zone 20	0.0	0.0	1.9	2.7	1.6	0.5	0.0	0.0	1.6	1.3
Total Remaining Part	1.9	0.3	0.9	0.6	0.9	0.9	3.1	1.8	1.1	0.8
METROPOLITAN TORONTO (CENSUS AREA)	2.2	1.6	1.0	0.8	1.1	1.0	1.5	1.4	1.2	1.0

* Vacancy Rates not comparable due to zone restructuring.

**Not available.

The definition of vacant is "a dwelling unit that is available for immediate rental and physically unoccupied at the time of enumeration".

A P P E N D I X

Rental Ranges of Vacant Units

Toronto Census Metropolitan Area - October 1977

Caution:

Under no circumstances should the figures contained in this appendix be construed as applicable to rental accomodation which was occupied at the time of survey.

Please read Table footnotes carefully.

RENTAL RANGES OF VACANT UNITS IN THE SAMPLE OF PRIVATELY INITIATED
APARTMENT STRUCTURES OF SIX UNITS AND OVER

TORONTO CENSUS METROPOLITAN AREA - OCTOBER 1977

DISTRIBUTION OF RENTS (\$)

	79	99	159	179	199	219	239	259	279	339	359	379	↑	AVERAGE
HIGH														
LOW	↓	80	140	160	180	200	220	240	260	320	340	360	380	RENT (\$)

(NUMBER OF VACANT APARTMENT UNITS)

TORONTO CITY
ETOBICOKE BOROUGH
SCARBOROUGH BOROUGH
YORK BOROUGH
YORK, EAST BOROUGH
YORK, NORTH BOROUGH
MISSISSAUGA CITY

218
175
248
173
194
188
*

REMAINDER OF
CENSUS METRO

197

% DISTRIBUTION

AVERAGE CENSUS METRO RENT

212

(-) NO VACANT UNITS IN STRUCTURES SAMPLED

(*) NOT AVAILABLE

(Q) LESS THAN 0.5 PERCENT

NOTE: THE ABOVE TABLE ILLUSTRATES THE RANGE OF RENTALS BEING AVOID FOR VACANT UNITS FOUND IN THE
SAMPLE OF PRIVATELY INITIATED APARTMENT STRUCTURES VIEWED DURING THE APARTMENT VACANCY SURVEY.
SINCE NO ATTEMPT WAS MADE TO ADJUST FOR THE TOTAL UNITS IN THE SAMPLE, THE FIGURES SHOWN ARE NOT
NECESSARILY REPRESENTATIVE OF THE PRIVATE RENTAL MARKET AS A WHOLE.

ONE BEDROOM UNITS

APPENDIX TABLE 2

RENTAL RANGES OF VACANT UNITS IN THE SAMPLE OF PRIVATELY OWNED

APARTMENT STRUCTURES OF SIX UNITS AND OVER

TORONTO CENSUS METROPOLITAN AREA - OCTOBER 1977

DISTRIBUTION OF RENTS (\$)

	99	119	159	179	199	219	239	259	279	299	319	339	359	379	399	419	+	AVERAGE
LOW	+	100	140	160	180	200	220	240	260	280	300	320	340	360	380	400	420	RENT (\$)

(NUMBER OF VACANT APARTMENT UNITS)

TORONTO CITY	-	*	-	6	4	15	30	26	26	20	56	5	*	*	*	-	-	265
ETOBICOKE BOROUGH	-	-	-	7	21	*	-	4	8	6	4	-	*	-	-	-	-	225
SCARBOROUGH BOROUGH	-	-	-	-	5	8	37	21	12	14	*	-	-	-	-	-	-	245
YORK BOROUGH	-	-	*	*	18	7	16	6	*	*	-	20	-	-	-	-	-	246
YORK, EAST BOROUGH	-	-	-	-	*	6	9	11	4	*	-	3	-	-	-	-	-	244
YORK, NORTH BOROUGH	-	-	-	*	8	29	36	37	8	4	*	-	*	-	-	-	-	237
MISSISSAUGA CITY	-	-	-	-	4	5	10	*	4	5	-	-	-	-	-	*	-	250
REMAINDER OF CENSUS METRO	-	-	-	*	-	*	*	-	11	-	3	3	-	-	-	-	-	267

% DISTRIBUTION	-	Q	Q	3	10	12	22	17	12	8	11	5	1	Q	Q	Q	-	AVERAGE CENSUS METRO RENT
																		249

(-) NO VACANT UNITS IN STRUCTURES SAMPLED

(*) NOT AVAILABLE

(Q) LESS THAN 0.5 PERCENT

NOTE: THE ABOVE TABLE ILLUSTRATES THE RANGES OF RENTALS BEING ASKED FOR VACANT UNITS FOUND IN THE SAMPLE OF PRIVATELY INITIATED APARTMENT STRUCTURES VISITED DURING THE APARTMENT VACANCY SURVEY. SINCE NO ATTEMPT HAS BEEN MADE TO ADJUST TO THE TOTAL UNIVERSE THE FIGURES SHOWN ARE NOT NECESSARILY REPRESENTATIVE OF THE PRIVATE RENTAL MARKET AS A WHOLE.

RENTAL RANGES OF VACANT UNITS IN THE SAMPLE OF PRIVATELY INITIATED APARTMENT STRUCTURES OF SIX UNITS AND OVER

TORONTO CENSUS METROPOLITAN AREA - OCTOBER 1977

DISTRIBUTION OF RENTS (\$)

	(NUMBER OF VACANT APARTMENT UNITS)																AVERAGE	RENT (\$)
HIGH	179	199	213	230	259	279	299	319	339	359	373	399	419	459	479	519	↑	
LOW	↑	180	200	220	240	260	280	300	320	340	350	380	400	440	450	500	520	

(NUMBER OF VACANT APARTMENT UNITS)

[illegible]

(-) NO VACANT UNITS IN STRUCTURES SAMPLED

(*) NOT AVAILABLE

(Q) LESS THAN 0.5 PERCENT

NOTE: THE ABOVE TABLE ILLUSTRATES THE RANGES OF RENTALS BEING ASKED FOR VACANT UNITS FOUND IN THE SAMPLE OF PRIVATELY INITIATED APARTMENT STRUCTURES VISITED DURING THE APARTMENT VACANCY SURVEY. SINCE NO ATTEMPT HAS BEEN MADE TO ADJUST TO THE TOTAL UNIVERSE THE FIGURES SHOWN ARE NOT NECESSARILY REPRESENTATIVE OF THE PRIVATE RENTAL MARKET AS A WHOLE.

RENTAL RANGES OF VACANT UNITS IN THE SAMPLE OF PRIVATELY-INITIATED

APARTMENT STRUCTURES OF SIX UNITS AND OVER

TORONTO CENSUS METROPOLITAN AREA - OCTOBER 1977

DISTRIBUTION OF RENTS (\$)

	259	279	299	319	339	359	379	399	419	439	459	539	599	619	639	659	†	AVERAGE
LOW	+	260	280	300	320	340	360	380	400	420	440	520	580	600	620	640	740	RENT (\$)

(NUMBER OF VACANT APARTMENT UNITS)

TORONTO CITY	-	*	-	-	-	-	-	-	*	*	-	-	*	-	-	-	*	491
ETOBICOKE BOROUGH	-	-	-	13	6	3	6	*	9	9	*	-	-	-	-	*	-	377
SCARBOROUGH BOROUGH	*	*	9	11	13	15	-	-	5	3	-	-	-	*	-	-	-	336
YORK BOROUGH	-	-	-	-	-	11	-	-	-	-	-	-	-	-	-	-	-	340
YORK, EAST BOROUGH	-	-	-	-	-	*	-	-	-	-	-	-	-	-	-	-	-	*
YORK, NORTH BOROUGH	-	*	6	24	13	8	15	5	-	-	*	-	-	*	-	-	*	352
MISSISSAUGA CITY	-	4	5	4	*	3	-	5	-	*	-	-	-	-	-	-	*	358
REMAINDER OF CENSUS METRO	-	-	-	*	4	-	-	7	-	-	*	-	-	-	-	-	-	379

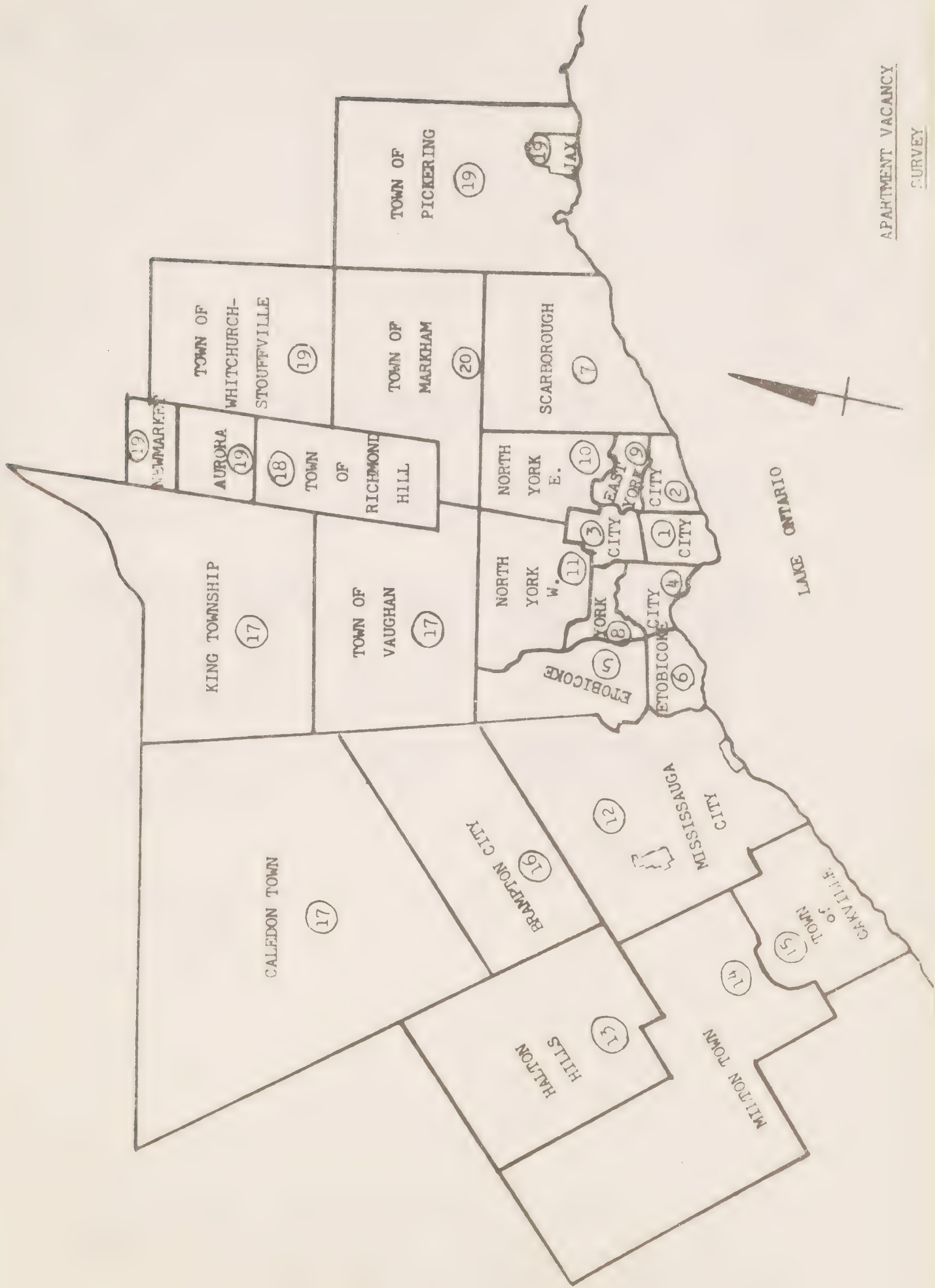
% DISTRIBUTION	Q	3	8	21	15	17	9	8	6	6	1	Q	Q	1	1	1	1	AVERAGE CENSUS METRO RENT
																		358

(-) NO VACANT UNITS IN STRUCTURES SAMPLED

(*) NOT AVAILABLE

(Q) LESS THAN 0.5 PERCENT

NOTE: THE ABOVE TABLE ILLUSTRATES THE RANGES OF RENTALS BEING ASKED FOR VACANT UNITS FOUND IN THE SAMPLE OF PRIVATELY INITIATED APARTMENT STRUCTURES VISITED DURING THE APARTMENT VACANCY SURVEY. SINCE NO ATTEMPT HAS BEEN MADE TO ADJUST TO THE TOTAL UNIVERSE THE FIGURES SHOWN ARE NOT NECESSARILY REPRESENTATIVE OF THE PRIVATE RENTAL MARKET AS A WHOLE.





Central Mortgage
and Housing Corporation

Société centrale
d'hypothèques et de logement

Toronto Office

Bureau de Toronto

May 1978

Re: Rental Apartment Vacancy Survey
April 1978

We are pleased to provide you with the results of our semi-annual rental apartment vacancy survey which was conducted in the Census Metropolitan Area of Toronto during the first two weeks in April, 1978.

The survey of apartment buildings containing six or more self-contained units covered on a sample basis those units completed prior to September 30, 1976 and all units completed in the period October 1, 1976 to September 30, 1977. Information was obtained through interviews with apartment owners and building superintendents. Approximately 199,800 units were sampled out of an estimated universe of 251,100 privately initiated units.

If this survey needs to be explained in any way, you may contact our office in Toronto at (416) 781-2451 or our Regional Office at 145 King Street West, Suite 1108, Toronto, Ontario M5H 1J8, or call (416) 361-0420.

J.W. Sanderson
Manager

ONTARIO RENTAL APARTMENT VACANCY SURVEYS

Survey Methodology

The CMHC Rental Apartment Vacancy Survey is conducted semi-annually and includes a sample of apartment buildings with six or more self-contained dwelling units which were completed and on the market at the end of September, 1977. The survey is now being conducted in April and October each year rather than in June and December as was previously the case. In April 1978, fifteen centres were surveyed in Ontario.

There are three universes* which comprise the total rental apartment universe. Apartments completed from October 1, 1976 to September 30, 1977 are called the "new" universe. Apartments completed prior to this period are referred to as the "old" universe. In addition, publicly initiated apartments which were on the market prior to October 1977, are known as the "public" universe. Apartments completed during the period October 1, 1977 to March 31, 1978 are not included in the survey as a six month lapse is allowed for market absorption.

The definition of vacant is "a dwelling unit that is available for immediate rental and physically unoccupied at the time of enumeration."

Vacancy rates were calculated for apartment dwelling units by structure size, by period of construction, by geographical area and by number of bedrooms.

The total Ontario rental vacancy rate for the private universe was 1.6 percent in April 1978 and 1.5 percent in October 1977.

* The universe is the total inventory of dwelling units in buildings containing six units or more within the survey area.

Survey Results - Toronto Census Metropolitan Area, April 1978

The overall vacancy rate for privately initiated apartment structures of six or more units declined from 1.0 percent in October 1977 to 0.9 percent in April 1978.

In terms of unit structure size, 6-9 unit buildings and 30-49 unit buildings had no change in vacancy rates. Smaller buildings, 10-19 unit and 20-29 unit, experienced average increases in vacancy rates of 0.3 percent, while 50-99 unit buildings showed a 0.1 percent decrease to 0.8 percent. In addition, both the 100-199 and 200+ unit structures reported a 0.3 percent decrease.

The vacancy rate for newly completed structures, completed between October 1976 and September 1977, was 1.8 percent whereas for those completed prior to October 1976, the rate was 0.9 percent. The overall rate in the Metropolitan Municipality was 0.9 percent and in the remaining part of the CMA was 0.7 percent. The highest overall rate in the Metropolitan Municipality was 1.6 percent in York Borough while Zone 19 (Ajax, Aurora, East Gwillimbury, Newmarket, Pickering and Whitchurch-Stouffville) was the highest in the remainder at 1.9 percent. The vacancy rate in Markham Town decreased from 1.3 percent (highest in the remainder for October 1977) to 0.0 percent.

In terms of bedroom count, the most significant change was in the three or more bedroom units where the vacancy rate for the entire CMA dropped by 0.3 percent. In all other categories the change was 0.1 percent; specifically an increased rate for bachelor units and a decreased rate for one bedroom and two bedroom units.

To summarize, the vacancy rate statistics for April 1978 show a continuing tightening of the rental market over the entire Toronto CMA. This trend has continued uninterrupted since October 1975 and the rate of 0.9 percent represents the lowest vacancy rate on record.

TABLE / TABLEAU I

VACANCY RATES IN APARTMENT STRUCTURES OF SIX UNITS AND OVER PUBLICLY AND PRIVATELY INITIATED, IN METROPOLITAN AREAS
 TAUX D'INNOUPATION DANS LES IMMEUBLES D'APARTEMENTS D'INITIATIVE PUBLIQUE ET PRIVÉE,
 DE SIX LOGEMENTS ET PLUS, DANS LES RÉGIONS MÉTROPOLITAINES

1969 - 1978

(Per Cent / Pour cent)

Metropolitan Area Région métropolitaine	1969		1970		1971		1972		1973		1974		1975		1976		1977		1978
	June Juin	Dec. Déc. (1)	June Juin	Dec. Déc.	June Juin	Dec. Déc.	June Juin	Dec. Déc.	June Juin	Dec. Déc.	June Juin	Dec. Déc.	Apr. Avr.	Oct. Oct.	Apr. Avr.	Oct. Oct.	Apr. Avr.	Oct. Oct.	Apr. Avr.
Calgary	1.7	1.8	5.7	7.2	10.7	6.5	9.1	6.4	8.6	7.9	5.9	1.2	1.9	0.4	0.4	0.1	0.3	0.2	0.8
Chicoutimi-Jonquière	**	**	**	**	**	**	5.0	0.8	3.3	0.7	4.1	1.8	1.5	1.1	0.8	0.7	0.8	0.2	0.4
Edmonton	3.7	2.2	5.7	1.9	6.3	5.1	7.6	6.0	8.1	5.2	5.4	0.8	0.8	0.3	0.1	0.0	0.2	0.1	0.9
Halifax	0.4	0.5	2.3	2.9	3.9	3.5	4.5	1.5	2.4	2.1	2.7	2.2	2.5	2.2	2.6	1.8	2.9	1.4	2.5
Hamilton	1.3	**	2.8	1.4	2.0	1.9	2.3	1.6	2.1	2.2	2.1	1.4	1.8	2.9	3.1	2.9	4.1	3.9	4.0
Kitchener	**	**	5.3	**	6.0	**	4.7	1.6	5.1	3.6	7.1	2.4	2.8	2.4	3.3	2.6	3.0	2.5	2.8
London	3.9	**	6.9	3.0	6.2	2.3	7.2	4.2	8.4	3.6	5.9	2.0	2.8	2.2	2.8	1.3	1.8	1.6	1.8
Montréal	7.2	5.5	7.9	6.2	7.0	4.4	5.6	3.0	3.9	2.0	2.6	1.2	1.1	0.7	0.6	1.3	1.4	3.5	3.4
Oshawa	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	0.7	2.0
Ottawa-Hull	1.6	1.2	2.1	1.3	2.0	1.7	2.4	1.6	2.1	1.9	3.2	2.5	2.1	2.3	2.5	3.1	2.8	2.5	2.5
Ottawa	1.6	1.2	2.1	1.2	2.0	1.5	2.1	1.5	2.0	1.9	3.5	2.5	2.0	2.0	1.9	1.9	1.7	1.2	1.2
Hull	1.1	0.7	1.3	2.9	2.8	3.2	4.3	2.8	2.6	2.2	1.8	2.2	3.0	4.3	5.7	8.7	7.6	8.5	8.0
Québec	2.8	**	3.7	1.9	4.9	4.3	7.0	5.5	5.5	3.1	4.3	1.6	1.1	1.5	0.9	0.8	0.9	1.8	1.6
Régina	3.8	**	10.7	**	6.5	**	3.1	1.0	1.6	1.0	0.7	0.1	0.1	0.0	0.4	0.1	0.4	1.1	2.4
St. Catharines-Niagara	**	**	**	**	**	**	2.8	3.3	3.3	4.4	5.2	3.5	3.1	2.6	2.8	1.2	1.9	1.1	1.8
Saint John	0.4	**	1.5	**	0.7	**	0.4	1.1	1.0	0.4	2.1	0.9	0.4	0.3	4.3	6.4	1.7	10.6	11.6
St. John's	18.9	15.5	20.7	**	3.6	**	0.9	0.0	0.3	0.3	0.4	0.3	0.5	2.9	2.4	1.8	3.4	2.5	8.6
Saskatoon	10.1	**	20.3	**	16.4	**	8.7	0.5	6.4	0.3	1.7	0.2	0.2	0.0	0.1	0.1	0.1	0.2	1.0
Sudbury	**	**	0.3	**	0.3	**	4.9	5.3	9.8	10.7	9.2	4.4	2.5	1.0	0.7	1.2	0.9	1.0	3.0
Thunder Bay	**	**	**	**	**	**	0.6	0.8	1.5	0.9	1.7	0.4	0.6	0.4	0.4	0.2	0.1	0.2	0.8
Toronto	2.4	2.1	2.5	2.4	2.7	3.2	2.9	2.3	1.8	1.4	0.9	0.9	1.0	1.5	1.2	1.0	1.0	0.9	0.8
Vancouver	1.1	0.8	2.5	2.0	3.9	2.6	2.3	0.5	0.9	0.3	0.3	0.1	0.2	0.1	0.4	0.6	1.6	1.5	1.4
Victoria	3.2	**	5.2	**	4.1	**	3.0	0.8	1.4	0.3	0.5	0.1	0.3	0.1	0.3	0.5	2.9	2.5	4.4
Windsor	0.6	**	0.9	1.7	1.8	1.7	1.4	2.6	2.7	1.9	2.9	2.4	3.4	3.5	3.0	2.2	1.5	1.0	0.7
Winnipeg	1.5	1.6	2.5	3.3	3.4	5.5	5.1	4.2	3.9	3.3	2.6	1.5	1.5	1.9	1.5	1.3	1.2	1.8	1.6
TOTAL (2)	3.8	3.1	4.7	3.6	4.8	3.7	4.3	2.7	3.3	2.1	2.4	1.2	1.2	1.2	1.1	1.3	1.5	2.2	2.2

(1) December 1969 vacancy rates are not strictly comparable due to different time lags used in defining "New" and "Old" apartment structures. /
 Les taux d'innoculation pour décembre 1969 ne sont pas absolument commensurables en raison des différents décalages utilisés pour définir les
 immeubles d'appartements "nouveaux" et "anciens".

(2) Weighted Average of Metropolitan Areas Surveyed. / Moyenne pondérée des régions métropolitaines faisant l'objet du relevé.
 ** Not available. / Non disponible.

TABLE II

VACANCY RATES IN APARTMENT STRUCTURES
OF SIX UNITS AND OVER
PRIVATELY INITIATED

TORONTO

METROPOLITAN AREA

1969 - 1978

(PER CENT)

Period	Structure Size - In Dwelling Units								
	6-9	10-19	20-29	30-49	50-99	100-199	200+	Total	20 +
1969 - June	1.2	1.9	1.3	1.7	1.6	4.0	4.3	2.7	2.8
- Dec. (1)	1.1	1.9	1.2	1.7	2.0	3.6	2.6	2.3	2.4
1970 - June	1.8	2.2	1.4	2.1	2.0	4.5	3.0	2.8	2.9
- Dec.	1.4	1.6	1.3	1.4	2.1	3.9	3.8	2.7	2.9
1971 - June	1.9	2.4	1.3	2.3	2.0	3.2	5.0	3.0	3.1
- Dec.	1.9	2.5	1.8	2.0	2.6	3.9	5.9	3.6	3.7
1972 - June	1.5	2.4	2.1	2.4	3.0	3.5	4.7	3.3	3.5
- Dec.	1.7	1.5	1.1	1.6	1.8	2.5	4.0	2.5	2.6
1973 - June	2.2	1.9	1.2	1.6	1.7	2.0	3.0	2.1	2.1
- Dec.	0.8	1.5	0.9	1.3	1.2	1.6	2.1	1.5	1.6
1974 - June	0.8	1.0	1.0	1.1	0.7	0.9	1.6	1.0	1.1
- Dec.	0.7	0.5	0.6	0.8	0.7	1.0	1.7	1.1	1.1
1975 - Apr.	0.3	0.4	1.1	0.8	0.9	1.0	1.9	1.1	1.2
- Oct.	0.7	1.1	1.1	1.3	1.4	1.5	2.8	1.8	1.8
1976 - Apr.	0.7	1.6	1.1	1.5	0.9	1.4	1.8	1.4	1.4
- Oct.	0.9	1.1	1.1	1.1	1.0	1.0	1.6	1.2	1.2
1977 - Apr.	0.7	1.2	1.3	1.4	1.0	0.9	1.5	1.2	1.2
- Oct.	0.5	0.9	1.3	1.1	0.9	1.0	1.1	1.0	1.0
1978 - Apr.	0.5	1.1	1.7	1.1	0.8	0.7	0.8	0.9	0.9

(1) December 1969 vacancy rates are not strictly comparable due to different time lags in defining "New" and "Old" apartment structures.

** Not available.

The definition of vacant is "a dwelling unit that is available for immediate rental and physically unoccupied at the time of enumeration".

TABLE III

VACANCY RATES IN APARTMENT STRUCTURES
OF SIX UNITS AND OVER
PRIVATELY INITIATED

TORONTO

METROPOLITAN AREA

1976 - 1978

(PER CENT)

Area	1976		1977		1978		
	Apr.	Oct.	Apr.	Oct.	April		
					Completed prior to Oct. 1976	Completed during Oct. 1976 to Sept. 1977	Total
Toronto City:							
Central Part - Zone 1	1.5	1.4	1.3	0.8	1.1	**	1.2
Easterly Part - Zone 2	1.1	1.2	0.9	0.5	1.1	-	1.1
Northerly Part - Zone 3	0.9	0.4	0.4	0.3	0.2	-	0.2
Westerly Part - Zone 4	1.9	1.3	2.1	1.7	1.0	**	1.0
Sub-Total	1.3	1.0	1.1	0.8	0.7	**	0.7
Etobicoke Borough:							
Northerly Part - Zone 5	1.4	0.8	0.9	1.2	1.2	-	1.2
Southerly Part - Zone 6	1.0	1.2	1.1	0.9	0.9	-	0.9
Sub-Total	1.3	1.0	1.0	1.1	1.1	-	1.1
Scarborough Borough							
Borough - Zone 7	2.0	1.6	1.9	1.9	1.2	**	1.2
York Borough - Zone 8	1.3	2.3	2.2	1.5	1.6	-	1.6
East York Borough							
Borough - Zone 9	1.3	1.5	1.1	0.6	0.7	-	0.7
North York Borough:							
Easterly Part - Zone 10	1.3	0.8	0.8	0.8	0.9	**	0.9
Westerly Part - Zone 11	1.4	1.2	1.0	0.9	0.6	-	0.6
Sub-Total	1.3	1.1	0.9	0.9	0.8	**	0.8
TOTAL METROPOLITAN MUNICIPALITY	1.4	1.2	1.2	1.0	0.9	1.8	0.9

** Not available.

The definition of vacant is "a dwelling unit that is available for immediate rental and physically unoccupied at the time of enumeration".

Table III cont'd

VACANCY RATES IN APARTMENT STRUCTURES
OF SIX UNITS AND OVER
PRIVATELY INITIATED

TORONTO

METROPOLITAN AREA

1976 - 1978

(PER CENT)

Area	1976		1977		1978		
	Apr.	Oct.	Apr.	Oct.	April		
					Completed prior to Oct. 1976	Completed during Oct. 1976 to Sept. 1977	Total
Remainder of Census Metropolitan Area:							
Mississauga City - Zone 12	1.9	1.4	1.3	0.8	0.8	-	0.8
Oakville Town - Zone 15	1.5	1.4	0.5	1.2	0.8	-	0.8
Brampton City - Zone 16	1.7	1.3	1.2	0.7	0.4	-	0.4
Sub-Total	**	**	**	**	0.7	-	0.7
Caledon Town							
Vaughan Town - Zone 17	**	**	**	**	**	-	**
King Twp.							
Richmond Hill - Zone 18	0.3	0.3	0.2	0.3	0.3	-	0.3
Ajax Town							
Aurora Town							
East Gwillimbury Twp.							
Newmarket Town - Zone 19	0.1	0.2	1.2	0.6	1.9	-	1.9
Pickering Town							
Whitchurch-Stouffville Twp.							
Markham Town - Zone 20	0.1	0.2	1.6	1.3	0.0	-	0.0
Total Remaining Part	1.6	1.2	1.1	0.8	0.7	-	0.7
METROPOLITAN TORONTO (CENSUS AREA)	1.4	1.2	1.2	1.0	0.9	1.8	0.9

** Not available.

The definition of vacant is "a dwelling unit that is available for immediate rental and physically unoccupied at the time of enumeration".

Zones 13 and 14 deleted from the CMA due to 1976 Census changes.

VACANCY RATES IN APARTMENT STRUCTURES OF SIX UNITS AND OVER
PRIVATELY INITIATED BY SIZE OF STRUCTURE

METROPOLITAN AREA

(PER CENT)

**** Not available.**

TORONTO

METROPOLITAN AREA

1977 - 1978

(PER CENT)

Area	NUMBER OF UNITS																	
	6-9		10-19		20-29		30-49		50-99		100-199		200 +		Total		20 +	
	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.
Remainder of Census Metropolitan Area:																		
Mississauga City - Zone 12	0.7	1.4	0.5	0.0	0.0	1.0	0.5	0.6	1.2	1.0	0.5	0.4	1.3	1.4	0.8	0.8	0.8	0.8
Oakville Town - Zone 15	0.0	0.0	1.4	3.6	**	**	0.0	0.7	0.3	0.2	3.3	0.7	-	-	1.2	0.8	1.2	0.5
Brampton City - Zone 16	0.0	0.0	1.8	2.5	1.6	0.0	2.6	0.2	0.2	0.4	0.3	0.2	-	-	0.7	0.4	0.6	0.3
Sub-Total	**	1.1	**	1.7	**	0.7	**	0.6	**	0.8	**	0.4	**	1.4	**	0.7	**	0.7
Caledon Town	**	**	**	**	-	-	-	-	-	-	-	-	-	-	**	**	-	-
Vaughan Town King Twp.	-	-	0.0	0.0	0.0	0.0	0.0	1.3	0.5	0.0	**	**	-	-	0.3	0.3	0.3	0.4
Richmond Hill																		
Ajax Town																		
Aurora Town																		
East Gwillimbury Twp.	0.0	0.0	0.4	0.0	0.0	0.0	2.2	6.6	0.0	0.7	-	-	-	-	0.6	1.9	0.7	2.6
Newmarket Town																		
Pickering Town																		
Whitchurch-Stouffville Twp.																		
Markham Town	-	-	**	**	**	**	**	**	4.9	0.0	0.1	0.0	-	-	1.3	0.0	1.4	0.0
Total Remaining Part	0.4	0.9	0.8	1.2	0.4	0.5	0.9	1.3	0.9	0.7	0.7	0.4	1.3	1.4	0.8	0.7	0.8	0.7
METROPOLITAN TORONTO (CENSUS AREA)	0.5	0.5	0.9	1.1	1.3	1.7	1.1	1.1	0.9	0.8	1.0	0.7	1.1	0.8	1.0	0.9	1.0	0.9

**** Not available.**

The definition of vacant is "a dwelling unit that is available for immediate rental and physically unoccupied at the time of enumeration".

Zones 13 and 14 deleted from the CMA due to 1976 Census changes.

TABLE V

VACANCY RATES IN APARTMENT STRUCTURES OF SIX UNITS AND OVER
PRIVATELY INITIATED, BY NUMBER OF BEDROOMS

TORONTO

METROPOLITAN AREA

1977 - 1978

(PER CENT)

Area	Number of Bedrooms									
	Bachelor		One		Two		Three or more		Total	
	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.
Metropolitan Municipality:										
Toronto City:										
Central Part - Zone 1	1.3	2.4	0.7	0.7	0.3	1.0	0.2	0.7	0.8	1.2
Easterly Part - Zone 2	0.8	2.5	0.6	0.7	0.1	1.0	0.0	0.0	0.5	1.1
Northerly Part - Zone 3	1.2	0.5	0.2	0.1	0.1	0.1	0.2	0.1	0.3	0.2
Westerly Part - Zone 4	3.8	2.0	1.5	1.0	0.6	0.6	1.1	0.2	1.7	1.0
Sub-Total	1.7	1.7	0.7	0.5	0.3	0.5	0.4	0.3	0.8	0.7
Etobicoke Borough:										
Northerly Part - Zone 5	0.0	1.8	0.5	0.4	1.5	1.4	1.5	1.7	1.2	1.2
Southerly Part - Zone 6	3.0	0.8	1.0	1.3	0.3	0.5	1.2	0.9	0.9	0.9
Sub-Total	2.1	1.1	0.7	0.8	1.1	1.1	1.5	1.6	1.1	1.1
Scarborough Borough										
- Zone 7	0.6	1.8	1.2	0.9	2.3	1.4	2.7	1.2	1.9	1.2
York Borough - Zone 8	1.3	3.3	1.8	1.5	1.0	1.0	2.5	2.2	1.5	1.6
East York Borough - Zone 9	1.4	2.1	0.6	0.6	0.6	0.6	0.2	0.1	0.6	0.7
North York Borough:										
Easterly Part - Zone 10	0.3	0.0	0.6	0.6	0.8	1.0	1.6	1.8	0.8	0.9
Westerly Part - Zone 11	1.6	0.8	0.7	0.6	1.0	0.7	0.8	0.7	0.9	0.6
Sub-Total	1.2	0.6	0.7	0.6	0.9	0.8	1.2	1.3	0.9	0.8
TOTAL METROPOLITAN MUNICIPALITY	1.6	1.7	0.8	0.7	1.0	0.9	1.4	1.2	1.0	0.9

** Not available.

The definition of vacant is "a dwelling unit that is available for immediate rental and physically unoccupied at the time of enumeration".

Table V continued

TABLE V (Cont'd)

VACANCY RATES IN APARTMENT STRUCTURES OF SIX UNITS AND OVER
PRIVATELY INITIATED, BY NUMBER OF BEDROOMS

TORONTO

METROPOLITAN AREA

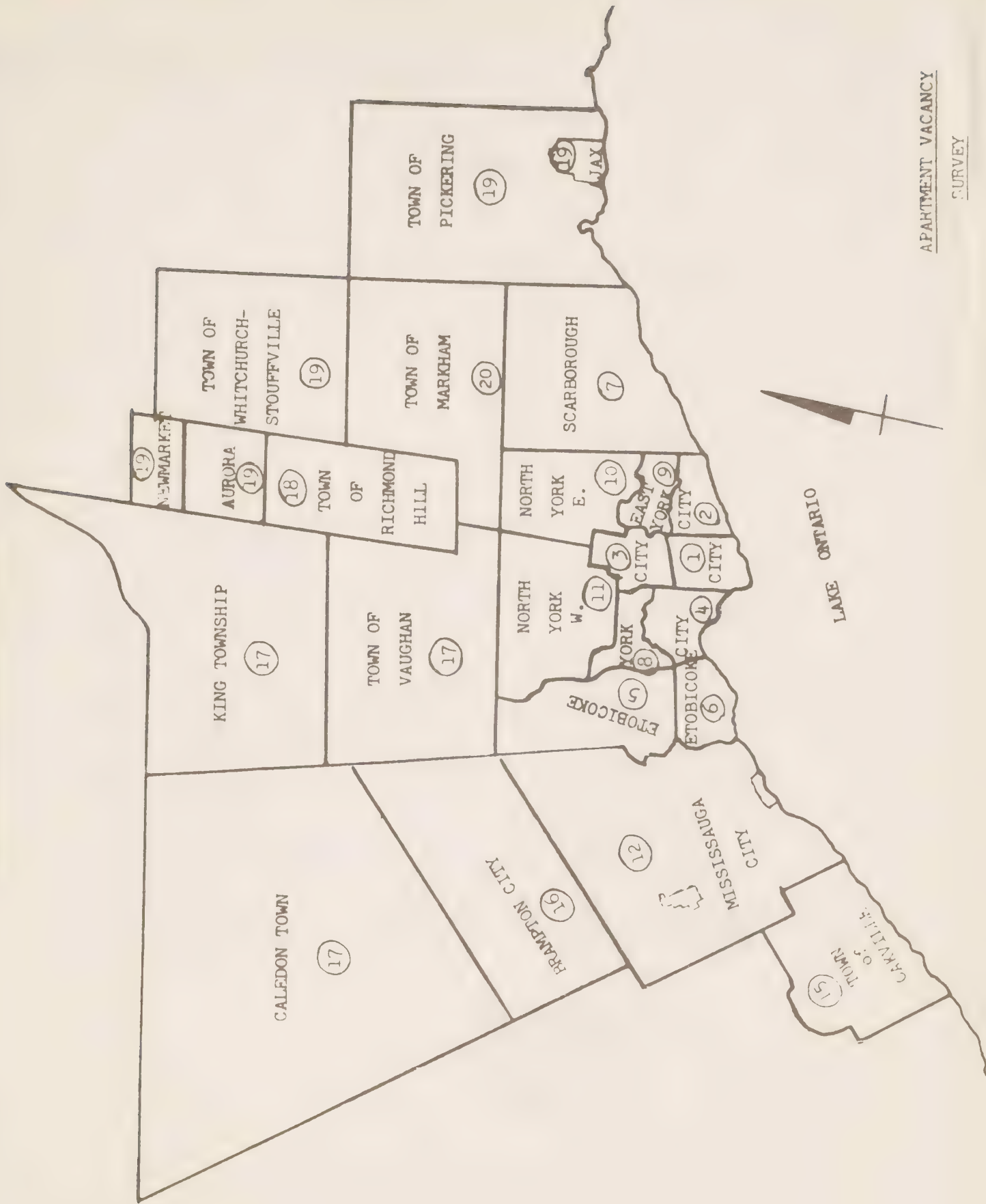
1977 - 1978

(PER CENT)

Area	Number of Bedrooms									
	Bachelor		One		Two		Three or more		Total	
	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.
Remainder of Census Metropolitan Area:										
Mississauga City - Zone 12	0.2	1.4	0.5	0.7	1.0	0.8	1.7	1.4	0.8	0.8
Oakville Town - Zone 15	0.0	0.0	0.8	0.3	1.2	1.1	3.6	0.7	1.2	0.8
Brampton City - Zone 16	1.4	0.0	0.3	0.5	0.8	0.3	1.5	0.0	0.7	0.4
Sub-Total	**	1.0	**	0.6	**	0.7	**	1.1	**	0.7
Caledon Town Vaughan Town - Zone 17 King Twp.	-	-	**	**	**	**	-	-	**	**
Richmond Hill - Zone 18	0.0	2.6	0.0	0.4	0.3	0.2	3.4	0.0	0.3	0.3
Ajax Town Aurora Town East Gwillimbury Twp. Newmarket Town - Zone 19 Pickering Town Whitchurch-Stouffville Twp.	0.0	0.0	0.4	1.1	0.9	2.7	0.0	1.8	0.6	1.9
Markham Town - Zone 20	0.0	0.0	2.7	0.0	0.5	0.0	0.0	0.0	1.3	0.0
Total Remaining Part	0.3	1.0	0.6	0.6	0.9	0.8	1.8	1.1	0.8	0.7
METROPOLITAN TORONTO (CENSUS AREA)	1.6	1.7	0.8	0.7	1.0	0.9	1.4	1.1	1.0	0.9

** Not available.

The definition of vacant is "a dwelling unit that is available for immediate rental and physically unoccupied at the time of enumeration".
 Zones 13 and 14 deleted from CMA due to 1976 Census changes.





Central Mortgage
and Housing Corporation

Société centrale
d'hypothèques et de logement

TORONTO OFFICE

650 Lawrence Avenue West
Toronto, Ontario
M6A 1B2

November 1978

Re: Rental Apartment Vacancy Survey
October, 1978

We are pleased to provide you with the results of our semi-annual rental apartment vacancy survey conducted in the Toronto Census Metropolitan.

The survey of apartment buildings containing six or more self-contained units covered on a sample basis those units completed prior to March 31, 1977 and all units completed in the period April 1, 1977 to March 31, 1978. Information was obtained through interviews with apartment owners and building superintendents. Approximately 201,088 units were sampled out of an estimated universe of 252,275 privately initiated units.

In addition to vacancy information, we also collected data on the rentals being charged for both occupied and vacant units in the survey. The results of these tabulations are shown in an Appendix to this report.

If this survey needs to be explained in any way, you may contact our office in Toronto or our Regional Office at 145 King Street, West, Suite 1108, Toronto, Ontario, M5H 1J8.

D.A. Hughes
Manager

ONTARIO RENTAL APARTMENT VACANCY SURVEYS

Survey Methodology

The CMHC Rental Apartment Vacancy Survey is conducted semi-annually and includes a sample of apartment buildings with six or more self-contained dwelling units which were completed and on the market at the end of March 1978. The survey is now being conducted in April and October each year rather than in June and December as was previously the case. In October 1978, fifteen centres were surveyed in Ontario.

There are three universes* which comprise the total rental apartment universe. Apartments completed from April 1, 1977 to March 31, 1978 are called the "new" universe. Apartments completed prior to this period are referred to as the "old" universe. In addition, publicly initiated apartments which were on the market prior to April 1978, are known as the "public" universe. Apartments completed during the period April 1, 1978 to September 30, 1978 are not included in the survey as a six month lapse is allowed for market absorption.

The definition of vacant is "a dwelling unit that is available for immediate rental and physically unoccupied at the time of enumeration."

Vacancy rates were calculated for apartment dwelling units by structure size, by period of construction, by geographical area and by number of bedrooms.

The total Ontario rental vacancy rate for the private universe was 1.6 percent in October 1978 and 1.6 percent in April 1978.

* The universe is the total inventory of dwelling units in buildings containing six units or more within the survey area.

Survey Results - Toronto Census Metropolitan Area, October 1978

The overall vacancy rate for privately initiated apartment structures of six or more units declined from 0.9 percent in April 1978 to 0.8 percent in October 1978.

In terms of structure size, 6-9 unit, 100-199 unit and 200+ unit structures experienced an increase in vacancy rates of 0.4, 0.1 and 0.1 percent respectively. All other structure sizes show a decreasing vacancy rate.

Within Metropolitan Toronto only four of eleven zones experienced an increase in vacancy rates. The Westerly part of Toronto City (Zone 4), the Southerly part of Etobicoke, Scarborough and the Westerly part of North York recorded increases averaging 0.3 percent. The total vacancy rate for Zones 1 - 11 declined from 0.9 percent in April 1978 to 0.8 percent in October 1978. Mississauga (Zone 12), Brampton (Zone 16), Markham (Zone 20) and several smaller municipalities (Zone 19) show an easing of vacancy rates while Oakville (Zone 15) and Richmond Hill (Zone 18) indicate tighter vacancy rates.

In terms of number of bedrooms, the most significant change in vacancy rates was in Three or more bedrooms where the rate increased by 0.3 percent to 1.4 percent. The vacancy rate for Bachelor units remained constant at 1.7 percent and both One bedroom and Two bedroom units decreased 0.1 percent and 0.2 percent respectively for the entire Census Metropolitan Area.

The vacancy rate statistics for October 1978 indicate a further tightening of the rental market for the entire Toronto Census Metropolitan Area. This trend has continued uninterrupted since October 1975 and the rate of 0.8 percent represents the lowest vacancy rate on record.

TABLE / TABLEAU I

VACANCY RATES IN APARTMENT STRUCTURES OF SIX UNITS AND OVER PUBLICLY AND PRIVATELY INITIATED, IN METROPOLITAN AREAS
 TAUX D'INOCUPATION DANS LES IMMEUBLES D'APARTEMENTS D'INITIATIVE PUBLIQUE ET PRIVÉE,
 DE SIX LOGEMENTS ET PLUS, DANS LES RÉGIONS MÉTROPOLITAINES

1969 - 1978

(Per Cent / Pour cent)

Metropolitan Area Région métropolitaine	1969		1970		1971		1972		1973		1974		1975		1976		1977		1978	
	June Juin	Dec. Déc.	June Juin	Dec. Déc.	June Juin	Dec. Déc.	June Juin	Dec. Déc.	June Juin	Dec. Déc.	June Juin	Dec. Déc.	Apr. Avr.	Oct. Oct.	Apr. Avr.	Oct. Oct.	Apr. Avr.	Oct. Oct.	Apr. Avr.	Oct. Oct.
		(1)																		
Calgary	1.7	1.8	5.7	7.2	10.7	6.5	9.1	6.4	8.6	7.9	5.9	1.2	1.9	0.4	0.4	0.1	0.3	0.2	0.8	1.5
Chicoutimi-Jonquière	**	**	**	**	**	**	5.0	0.8	3.3	0.7	4.1	1.8	1.5	1.1	0.8	0.7	0.8	0.2	0.4	0.8
Edmonton	3.7	2.2	5.7	1.9	6.3	5.1	7.6	6.0	8.1	5.2	5.4	0.8	0.8	0.3	0.1	0.0	0.2	0.1	0.9	0.9
Halifax	0.4	0.5	2.3	2.9	3.9	3.5	4.5	1.5	2.4	2.1	2.7	2.2	2.5	2.2	2.6	1.8	1.9	1.4	2.5	2.2
Hamilton	1.3	**	2.8	1.4	2.0	1.9	2.3	1.6	2.1	2.2	7.1	1.4	2.8	2.9	3.1	2.9	3.0	3.9	4.0	3.3
Kitchener	**	**	5.3	**	6.0	**	4.7	1.6	5.1	3.6	7.1	2.4	2.8	2.4	3.3	2.6	2.0	2.5	2.8	2.6
London	3.9	**	6.9	3.0	6.2	2.3	7.2	4.2	8.4	3.6	5.9	2.0	2.8	2.2	2.8	1.3	1.8	1.6	1.8	2.1
Montréal	7.2	5.5	7.9	6.2	7.0	4.4	5.6	3.0	3.9	2.0	2.6	1.2	1.1	0.7	0.6	1.3	1.4	3.5	3.4	5.5
Oshawa	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	0.7	1.5	1.4
Ottawa-Hull	1.6	1.2	2.1	1.3	2.0	1.7	2.4	1.6	2.1	1.9	3.2	2.5	2.1	2.3	2.5	3.1	2.8	2.5	2.5	2.6
Ottawa	1.6	1.2	2.1	1.2	2.0	1.5	2.1	1.5	2.0	1.9	3.5	2.5	2.0	2.0	1.6	1.9	1.7	1.2	1.2	1.3
Hull	1.1	0.7	1.3	2.9	2.8	3.2	4.3	2.8	2.6	2.2	1.8	2.2	3.0	4.3	5.7	8.7	7.6	8.5	8.0	3.1
Québec	2.8	**	3.7	1.9	4.9	4.3	7.0	5.5	5.5	3.1	4.3	1.6	1.1	1.5	0.9	0.8	0.9	1.8	1.6	3.5
Regina	3.8	**	10.7	**	6.5	**	3.1	1.0	1.6	1.0	0.7	0.1	0.1	0.0	0.4	0.1	0.4	1.1	2.4	1.9
St. Catharines-Niagara	**	**	**	**	**	**	2.8	3.3	3.3	4.4	5.2	3.5	3.1	2.6	2.8	1.2	1.9	1.1	1.8	1.5
Saint John	0.4	**	1.5	**	0.7	**	0.4	1.1	1.0	0.4	2.1	0.9	0.4	0.3	4.3	6.4	3.4	10.6	11.6	10.4
St. John's	18.9	15.5	20.7	**	3.6	**	0.9	0.0	0.3	0.3	0.4	0.3	0.5	2.9	2.4	1.8	3.4	2.5	8.6	5.9
Saskatoon	10.1	**	20.3	**	16.4	**	8.7	0.5	6.4	0.3	1.7	0.2	0.2	0.0	0.1	0.1	0.1	0.2	1.0	0.8
Sudbury	**	**	0.3	**	0.3	**	4.9	5.3	9.8	10.7	9.2	4.4	2.5	1.0	0.7	1.2	0.9	1.0	3.0	6.1
Thunder Bay	**	**	**	**	**	**	0.6	0.8	1.5	0.9	1.7	0.4	0.6	0.4	0.4	0.2	0.1	0.2	0.8	1.0
Toronto	2.4	2.1	2.5	2.4	2.7	3.2	2.9	2.3	1.8	1.4	0.9	0.9	1.0	1.5	1.2	1.0	1.0	0.9	0.8	0.7
Vancouver	1.1	0.8	2.5	2.0	3.9	2.6	2.3	0.5	0.9	0.3	0.3	0.1	0.2	0.1	0.4	0.6	1.6	1.5	1.4	1.3
Victoria	3.2	**	5.2	**	4.1	**	3.0	0.8	1.4	0.3	0.5	0.1	0.3	0.1	0.3	0.5	2.9	2.5	4.4	1.2
Windsor	0.6	**	0.9	1.7	1.8	1.7	1.4	2.6	2.7	1.9	2.9	2.4	3.4	3.5	3.0	2.2	1.5	1.0	0.7	0.9
Winnipeg	1.5	1.6	2.5	3.3	3.4	5.5	5.1	4.2	3.9	3.3	2.6	1.5	1.5	1.9	1.5	1.3	1.2	1.8	1.6	3.5
TOTAL (2)	3.8	3.1	4.7	3.6	4.8	3.7	4.3	2.7	3.3	2.1	2.4	1.2	1.2	1.2	1.1	1.3	1.5	2.2	2.2	3.0

(1) December 1969 vacancy rates are not strictly comparable due to different time lags used in defining "New" and "old" apartment structures. /
 Les taux d'inocupation pour décembre 1969 ne sont pas absolument commensurables en raison des différents décalages utilisés pour définir les
 immeubles d'appartements "nouveaux" et "anciens".

(2) Weighted Average of Metropolitan Areas Surveyed. / Moyenne pondérée des régions métropolitaines faisant l'objet du relevé.

** Not available. / Non disponible.

TABLE II

VACANCY RATES IN APARTMENT STRUCTURES
OF SIX UNITS AND OVER
PRIVATELY INITIATED

TORONTO

METROPOLITAN AREA
1969 - 1978
(PER CENT)

Period	Structure Size - In Dwelling Units								
	6-9	10-19	20-29	30-49	50-99	100-199	200+	Total	20 +
1969 - June	1.2	1.9	1.3	1.7	1.6	4.0	4.3	2.7	2.8
- Dec. (1)	1.1	1.9	1.2	1.7	2.0	3.6	2.6	2.3	2.4
1970 - June	1.8	2.2	1.4	2.1	2.0	4.5	3.0	2.8	2.9
- Dec.	1.4	1.6	1.3	1.4	2.1	3.9	3.8	2.7	2.9
1971 - June	1.9	2.4	1.3	2.3	2.0	3.2	5.0	3.0	3.1
- Dec.	1.9	2.5	1.8	2.0	2.6	3.9	5.9	3.6	3.7
1972 - June	1.5	2.4	2.1	2.4	3.0	3.5	4.7	3.3	3.5
- Dec.	1.7	1.5	1.1	1.6	1.8	2.5	4.0	2.5	2.6
1973 - June	2.2	1.9	1.2	1.6	1.7	2.0	3.0	2.1	2.1
- Dec.	0.8	1.5	0.9	1.3	1.2	1.6	2.1	1.5	1.6
1974 - June	0.8	1.0	1.0	1.1	0.7	0.9	1.6	1.0	1.1
- Dec.	0.7	0.5	0.6	0.8	0.7	1.0	1.7	1.1	1.1
1975 - Apr.	0.3	0.4	1.1	0.8	0.9	1.0	1.9	1.1	1.2
- Oct.	0.7	1.1	1.1	1.3	1.4	1.5	2.8	1.8	1.8
1976 - Apr.	0.7	1.6	1.1	1.5	0.9	1.4	1.8	1.4	1.4
- Oct.	0.9	1.1	1.1	1.1	1.0	1.0	1.6	1.2	1.2
1977 - Apr.	0.7	1.2	1.3	1.4	1.0	0.9	1.5	1.2	1.2
- Oct.	0.5	0.9	1.3	1.1	0.9	1.0	1.1	1.0	1.0
1978 - Apr.	0.5	1.1	1.7	1.1	0.8	0.7	0.8	0.9	0.9
- Oct.	0.9	1.0	0.7	0.9	0.7	0.8	0.9	0.8	0.8

(1) December 1969 vacancy rates are not strictly comparable due to different time lags in defining "New" and "Old" apartment structures.

** Not available.

The definition of vacant is "a dwelling unit that is available for immediate rental and physically unoccupied at the time of enumeration".

TABLE III
VACANCY RATES IN APARTMENT STRUCTURES
OF SIX UNITS AND OVER
PRIVATELY INITIATED

TORONTO

METROPOLITAN AREA

1976 - 1978

(PER CENT)

Area		1976		1977		1978			
		Apr.	Oct.	Apr.	Oct.	Apr.	October		
							Completed Prior to Apr. 1977	Completed during Apr. 1977 to Mar. 1978	Total
Toronto City:									
Central Part	- Zone 1	1.5	1.4	1.3	0.8	1.2	0.6	18.3	0.9
Easterly Part	- Zone 2	1.1	1.2	0.9	0.5	1.1	0.3	**	0.3
Northerly Part	- Zone 3	0.9	0.4	0.4	0.3	0.2	0.1	**	0.1
Westerly Part	- Zone 4	1.9	1.3	2.1	1.7	1.0	1.7	**	1.7
Sub-Total		1.3	1.0	1.1	0.8	0.7	0.6	15.5	0.7
Etobicoke Borough:									
Northerly Part	- Zone 5	1.4	0.8	0.9	1.2	1.2	0.4	**	0.6
Southerly Part	- Zone 6	1.0	1.2	1.1	0.9	0.9	1.0	-	1.0
Sub-Total		1.3	1.0	1.0	1.1	1.1	0.6	**	0.7
Scarborough Borough	- Zone 7	2.0	1.6	1.9	1.9	1.2	1.4	**	1.4
York Borough	- Zone 8	1.3	2.3	2.2	1.5	1.6	1.1	-	1.1
East York Borough	- Zone 9	1.3	1.5	1.1	0.6	0.7	0.6	-	0.6
North York Borough:									
Easterly Part	- Zone 10	1.3	0.8	0.8	0.8	0.9	0.6	**	0.6
Westerly Part	- Zone 11	1.4	1.2	1.0	0.9	0.6	0.8	**	0.8
Sub-Total		1.3	1.1	0.9	0.9	0.8	0.7	**	0.7
TOTAL METROPOLITAN MUNICIPALITY		1.4	1.2	1.2	1.0	0.9	0.8	8.0	0.8

** Not available.

The definition of vacant is "a dwelling unit that is available for immediate rental and physically unoccupied at the time of enumeration".

Table III Cont'd.

TABLE III (Cont'd)

VACANCY RATES IN APARTMENT STRUCTURES
OF SIX UNITS AND OVER
PRIVATELY INITIATED

TORONTO

METROPOLITAN AREA

1976 - 1978

(PER CENT)

Area	1976		1977		1978			
	Apr.	Oct.	Apr.	Oct.	Apr.	October		
						Completed Prior to Apr. 1977	Completed during Apr. 1977 to Mar. 1978	Total
Remainder of Census Metropolitain Area:								
Mississauga City - Zone 12	1.9	1.4	1.3	0.8	0.8	1.0	**	1.0
Oakville Town - Zone 15	1.5	1.4	0.5	1.2	0.8	0.5	-	0.5
Brampton City - Zone 16	1.7	1.3	1.2	0.7	0.4	0.5	-	0.5
Sub-Total	**	**	**	**	0.7	0.9	**	0.9
Caledon Town								
Vaughan Town								
King Twp. - Zone 17	**	**	**	**	**	**	-	**
Richmond Hill - Zone 18	0.3	0.3	0.2	0.3	0.3	0.2	-	0.2
Ajax Town								
Aurora Town								
East Gwillimbury Twp.								
Newmarket Town								
Pickering Town								
Whitchurch-Stouffville Twp.								
- Zone 19	0.1	0.2	1.2	0.6	1.9	3.0	-	3.0
Markham Town - Zone 20	0.1	0.2	1.6	1.3	0.0	0.3	-	0.3
Total - Remaining Part	1.6	1.2	1.1	0.8	0.7	0.9	**	0.9
METROPOLITAN TORONTO (CENSUS AREA)	1.4	1.2	1.2	1.0	0.9	0.8	7.4	0.8

** Not available.

The definition of vacant is "a dwelling unit that is available for immediate rental and physically unoccupied at the time of enumeration".

Zones 13 and 14 deleted from the CMA due to 1976 Census changes.

TABLE IV

VACANCY RATES IN APARTMENT STRUCTURES OF SIX UNITS AND OVER
PRIVATELY INITIATED BY SIZE OF STRUCTURE

TORONTO
METROPOLITAN AREA

1978

(Per Cent)

Area	NUMBER OF UNITS													
	6-9		10-19		20-29		30-49		50-99		100-199		200 +	
	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.
Metropolitan Municipality:														
Toronto City:														
Central Part	0.5	0.5	2.4	0.7	6.9	0.5	2.4	0.9	1.0	0.8	1.2	1.3	0.4	0.9
Easterly Part	1.3	0.0	0.4	0.4	0.8	0.4	0.9	0.5	1.7	0.7	-	-	1.4	0.0
Northerly Part	0.0	0.0	0.0	0.4	1.0	0.2	0.0	0.2	0.3	0.1	0.1	0.0	0.1	0.1
Westerly Part	0.9	3.2	1.8	3.0	1.6	0.9	1.2	1.8	1.6	1.4	1.4	1.0	0.3	1.6
Sub-Total	0.7	1.6	1.2	1.4	2.5	0.5	0.9	0.7	0.9	0.6	0.7	0.5	0.3	0.7
Etobicoke Borough:														
Northerly Part	0.0	0.0	0.0	0.0	0.5	0.9	0.3	0.3	0.4	0.2	1.4	0.5	1.9	1.2
Southerly Part	0.0	0.4	1.0	1.8	0.9	0.9	1.6	1.6	1.2	0.8	0.0	0.3	-	0.9
Sub-Total	0.0	0.3	0.5	0.9	0.8	0.9	1.1	1.1	0.7	0.4	1.2	0.4	1.9	1.1
Scarborough Borough														
York Borough	0.7	0.0	0.9	1.6	0.5	1.2	1.3	0.4	0.9	0.9	1.3	1.7	1.4	1.4
East York	1.1	0.0	0.0	1.1	0.0	0.3	2.7	1.3	1.2	1.0	0.4	0.6	0.3	0.3
North York Borough:														
Easterly Part	0.0	0.0	0.5	0.0	0.5	0.0	0.0	0.2	1.0	0.4	0.5	0.3	1.4	0.9
Westerly Part	0.3	1.0	1.6	0.7	0.4	0.6	0.8	1.0	0.4	0.5	0.7	0.9	0.6	0.8
Sub-Total	0.3	0.8	1.3	0.5	0.4	0.4	0.5	0.7	0.7	0.4	0.6	0.7	1.0	0.9
TOTAL METROPOLITAN MUNICIPALITY	0.5	0.9	1.0	1.1	1.8	0.7	1.1	0.9	0.9	0.6	0.8	0.8	0.8	0.8

** Not available.

11. ... that is available for immediate rental and physically unoccupied at the time of

enumeration. Zones 13 and 14 deleted from the CMA due to 1976 Census changes.

TABLE V
VACANCY RATES IN APARTMENT STRUCTURES OF SIX UNITS AND OVER
PRIVATELY INITIATED, BY NUMBER OF BEDROOMS

TORONTO
METROPOLITAN AREA

1978
(PER CENT)

Area	Number of Bedrooms									
	Bachelor		One		Two		Three or more		Total	
	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.
Metropolitan Municipality:										
Toronto City:										
Central Part - Zone 1	2.4	2.0	0.7	0.5	1.0	0.5	0.7	0.2	1.2	0.9
Easterly Part - Zone 2	2.5	0.1	0.7	0.6	1.0	0.0	0.0	0.0	1.1	0.3
Northerly Part - Zone 3	0.5	0.3	0.1	0.1	0.1	0.0	0.1	0.8	0.2	0.1
Westerly Part - Zone 4	2.0	4.5	1.0	0.7	0.6	2.0	0.2	2.2	1.0	1.7
Sub-Total	1.7	1.8	0.5	0.4	0.5	0.6	0.3	0.9	0.7	0.7
Etobicoke Borough:										
Northerly Part - Zone 5	1.8	0.8	0.4	0.2	1.4	0.4	1.7	1.6	1.2	0.6
Southerly Part - Zone 6	0.8	2.0	1.3	1.1	0.5	0.7	0.9	0.3	0.9	1.0
Sub-Total	1.1	1.7	0.8	0.6	1.1	0.5	1.6	1.5	1.1	0.7
Scarborough Borough - Zone 7	1.8	0.4	0.9	1.1	1.4	1.5	1.2	1.8	1.2	1.4
York Borough - Zone 8	3.3	3.2	1.5	0.8	1.0	0.6	2.2	3.0	1.6	1.1
East York Borough - Zone 9	2.1	1.5	0.6	0.6	0.6	0.6	0.1	0.4	0.7	0.6
North York Borough:										
Easterly Part - Zone 10	0.0	0.0	0.6	0.9	1.0	0.3	1.8	0.9	0.9	0.6
Westerly Part - Zone 11	0.8	2.6	0.6	0.7	0.7	0.6	0.7	1.4	0.6	0.8
Sub-Total	0.6	1.8	0.6	0.8	0.8	0.5	1.3	1.1	0.8	0.7
TOTAL METROPOLITAN MUNICIPALITY	1.7	1.9	0.7	0.6	0.9	0.7	1.2	1.3	0.9	0.8

** Not available.

The definition of vacant is "a dwelling unit that is available for immediate rental and physically unoccupied at the time of enumeration".

Table V (Cont'd)

TABLE V (Cont'd)

VACANCY RATES IN APARTMENT STRUCTURES OF SIX UNITS AND OVER
PRIVATELY INITIATED, BY NUMBER OF BEDROOMS

TORONTO

METROPOLITAN AREA

1978

(PER CENT)

Area	Number of Bedrooms									
	Bachelor		One		Two		Three or more		Total	
	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.
Remainder of Census Metropolitan Area:										
Mississauga City - Zone 12	1.4	1.1	0.7	0.8	0.8	0.9	1.4	2.9	0.8	1.0
Oakville Town - Zone 15	0.0	0.0	0.3	0.4	1.1	0.5	0.7	1.4	0.8	0.5
Brampton City - Zone 16	0.0	0.7	0.5	0.2	0.3	0.7	0.0	1.2	0.4	0.5
Sub-Total	1.0	0.9	0.6	0.7	0.7	0.8	1.1	2.4	0.7	0.9
Caledon Town										
Vaughan Town										
King Twp. - Zone 17	-	-	**	**	**	**	-	-	**	**
Richmond Hill - Zone 18	2.6	0.0	0.4	0.0	0.2	0.3	0.0	0.0	0.3	0.2
Ajax Town										
Aurora Town										
East Gwillimbury Twp.										
Newmarket Town										
Pickering Town										
Whitchurch-Stouffville Twp. - Zone 19	0.0	2.4	1.1	0.2	2.7	5.1	1.8	0.9	1.9	3.0
Markham Town - Zone 20	0.0	0.0	0.0	0.7	0.0	0.0	0.0	0.0	0.0	0.3
Total - Remaining Part	1.0	0.9	0.6	0.6	0.8	1.0	1.1	2.3	0.7	0.9
METROPOLITAN TORONTO (CENSUS AREA)	1.7	1.8	0.7	0.6	0.9	0.7	1.1	1.4	0.9	0.8

** Not available.

The definition of vacant is "a dwelling unit that is available for immediate rental and physically unoccupied at the time of enumeration".

Zones 13 and 14 deleted from CMA due to 1976 Census changes.

A P P E N D I X

Rental Ranges of Occupied and Vacant Units

Toronto Census Metropolitan Area - October 1978

Caution:

Figures shown are not necessarily representative of the private rental market as a whole as no attempt has been made to adjust the sample to the total universe.

Please read Table footnotes carefully.

BACHELOR UNITS
RENTAL RANGES IN A SAMPLE OF UNITS IN THE SAMPLE OF PRIVATELY INITIATED
APARTMENT STRUCTURES OF SIX UNITS AND OVER

TORONTO CENSUS METROPOLITAN AREA

		DISTRIBUTION OF RENTS (\$)												TOTAL AVG. UNITS RENT
		139	159	179	199	219	239	259	279	299	319	339	↑	
		↓	140	160	180	200	220	240	260	280	300	320	460	
ZONE 1	17	212	76	412	932	744	377	246	20	20	20	-	-	3056 218
ZONE 2	*	11	116	190	162	11	-	-	-	-	-	-	-	492 192
ZONE 3	-	32	163	387	428	714	105	159	4	15	10	*	*	2018 217
ZONE 4	15	120	343	309	347	117	609	-	-	-	-	-	-	1860 209
TORONTO CITY	*	375	698	1298	1869	1566	1091	405	24	35	10	*	*	7426 214
ZONE 5	-	*	*	*	45	*	134	-	14	-	-	-	-	201 241
ZONE 6	206	8	83	259	17	-	12	-	-	-	-	-	-	585 167
ZONE 7	-	8	16	95	42	137	4	5	7	40	-	-	-	354 223
ZONE 8	-	88	75	316	146	62	27	9	14	60	-	-	-	797 204
ZONE 9	*	5	76	267	133	4	12	20	-	80	-	-	-	598 212
ZONE 10	-	*	*	34	53	12	*	-	-	-	-	-	-	104 206
ZONE 11	87	34	51	58	135	36	27	-	-	-	-	-	-	428 186
ZONE 12	*	16	50	239	98	93	-	-	-	-	-	-	-	497 198
ZONE 15	-	12	9	14	25	7	*	-	-	-	-	-	-	69 193
ZONE 16	5	6	34	17	64	13	-	-	-	-	-	-	-	139 194
ZONE 17	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ZONE 18	-	8	6	24	*	-	-	-	-	-	-	-	-	39 179
ZONE 19	-	27	5	*	-	-	*	-	-	-	-	-	-	36 161
ZONE 20	-	-	-	5	-	4	-	-	-	-	-	-	-	9 208
TOTAL AREA	334	590	1107	2630	2628	1956	1312	439	60	215	10	1	1	11282 209
PERCENT DISTRIBUTION	3	5	10	23	23	17	12	4	1	2				

(-) NO UNITS IN STRUCTURES SAMPLED
(*) NOT AVAILABLE

NOTE: THE ABOVE TABLE ILLUSTRATES THE RANGES OF RENTALS BEING CHARGED FOR A SAMPLE OF THE UNITS WITHIN THE SAMPLE OF PRIVATELY INITIATED APARTMENT STRUCTURES VISITED DURING THE APARTMENT VACANCY SURVEY. SINCE NO ATTEMPT HAS BEEN MADE TO ADJUST TO THE TOTAL UNIVERSE THE FIGURES SHOWN ARE NOT NECESSARILY REPRESENTATIVE OF THE PRIVATE RENTAL MARKET AS A WHOLE.

ONE BEDROOM UNITS
RENTAL RANGES IN A SAMPLE OF UNITS IN THE SAMPLE OF PRIVATELY INITIATED
APARTMENT STRUCTURES OF SIX UNITS AND OVER

TORONTO CENSUS METROPOLITAN AREA

		DISTRIBUTION OF RENTS (\$)																		
		139	159	179	199	219	239	259	279	299	319	339	359	379	399	419	439	459	↑	TOTAL AVG.
		↓	140	160	180	200	220	240	260	280	300	320	340	360	380	400	420	440	460	UNITS RENT
ZONE 1	16	114	111	68	144	542	2043	985	849	723	431	310	236	68	32	30	6	32	6740	276
ZONE 2	-	-	-	117	322	333	413	486	-	-	-	-	-	-	-	-	-	-	-	1672 240
ZONE 3	-	-	23	152	336	735	1480	1589	483	663	524	437	12	54	12	175	25	12	*	6702 277
ZONE 4	5	23	71	195	576	858	1358	748	978	509	138	*	-	-	-	-	-	-	-	5461 256
TORONTO CITY	21	137	*	532	1378	2468	5294	3808	2310	1895	1093	*	248	122	18	207	55	18	*	20575 268
ZONE 5	-	-	-	14	126	587	528	675	751	611	260	46	15	-	-	-	-	-	34	3647 277
ZONE 6	-	*	211	725	689	375	219	14	-	-	-	-	-	-	-	-	-	-	-	2235 207
ZONE 7	*	68	5	139	750	2073	2450	991	256	391	523	37	-	-	-	-	-	-	-	7685 252
ZONE 8	-	8	58	280	726	904	791	483	60	180	90	-	-	16	-	-	-	-	-	3596 240
ZONE 9	-	-	-	131	928	1149	2396	715	935	20	98	*	-	416	-	-	-	-	-	6792 257
ZONE 10	-	-	-	37	215	702	2595	1464	428	123	-	-	-	-	-	-	-	-	-	5564 255
ZONE 11	-	*	51	363	522	1045	2615	930	832	32	-	-	-	-	-	-	-	-	-	6392 248
ZONE 12	-	-	6	278	656	2076	1536	615	382	130	-	-	-	-	-	96	-	-	-	5775 244
ZONE 15	-	4	5	69	62	261	193	62	-	-	67	-	-	*	*	-	-	-	-	725 242
ZONE 16	20	17	13	110	186	637	402	73	-	-	-	-	-	-	-	-	-	-	-	1458 229
ZONE 17	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ZONE 18	-	-	-	18	97	99	150	50	-	-	-	-	-	-	-	-	-	-	-	414 236
ZONE 19	*	*	26	19	99	78	157	6	-	-	-	-	-	-	-	-	-	-	-	388 227
ZONE 20	-	-	-	-	-	270	52	27	19	-	-	-	-	-	-	-	-	-	-	368 239
TOTAL AREA	44	240	584	2715	6434	12724	19378	9913	5973	3382	2131	833	264	555	18	303	55	18	68	65614 255
PERCENT DISTRIBUTION			1	4	10	19	30	15	9	5	3	1			1					

(-) NO UNITS IN STRUCTURES SAMPLED
(*) NOT AVAILABLE

NOTE: THE ABOVE TABLE ILLUSTRATES THE RANGES OF RENTALS BEING CHARGED FOR A SAMPLE OF THE UNITS WITHIN THE SAMPLE OF PRIVATELY INITIATED APARTMENT STRUCTURES VISITED DURING THE APARTMENT VACANCY SURVEY. SINCE NO ATTEMPT HAS BEEN MADE TO ADJUST TO THE TOTAL UNIVERSE THE FIGURES SHOWN ARE NOT NECESSARILY REPRESENTATIVE OF THE PRIVATE RENTAL MARKET AS A WHOLE.

TORONTO CENSUS METROPOLITAN AREA

(-) NO UNITS IN STRUCTURES SAMPLED
(*) NOT AVAILABLE

NOTE: THE ABOVE TABLE ILLUSTRATES THE RANGES OF RENTALS BEING CHARGED FOR A SAMPLE OF THE UNITS WITHIN THE SAMPLE OF PRIVATELY INITIATED APARTMENT STRUCTURES VISITED DURING THE APARTMENT VACANCY SURVEY. SINCE NO ATTEMPT HAS BEEN MADE TO ADJUST TO THE TOTAL UNIVERSE THE FIGURES SHOWN ARE NOT NECESSARILY REPRESENTATIVE OF THE PRIVATE RENTAL MARKET AS A WHOLE.

THREE BEDROOM UNITS

TORONTO CENSUS METROPOLITAN AREA

PERCENT DISTRIBUTION

(-) NO UNITS IN STRUCTURES SAMPLED
(*) NOT AVAILABLE

NOTE: THE ABOVE TABLE ILLUSTRATES THE RANGES OF RENTALS BEING CHARGED FOR A SAMPLE OF THE UNITS WITHIN THE SAMPLE OF PRIVATELY INITIATED APARTMENT STRUCTURES VISITED DURING THE APARTMENT VACANCY SURVEY. SINCE NO ATTEMPT HAS BEEN MADE TO ADJUST TO THE TOTAL UNIVERSE THE FIGURES SHOWN ARE NOT NECESSARILY REPRESENTATIVE OF THE PRIVATE RENTAL MARKET AS A WHOLE.

UNITS WITH 4 OR MORE BEDROOMS
RENTAL RANGES IN A SAMPLE OF UNITS IN THE SAMPLE OF PRIVATELY INITIATED
APARTMENT STRUCTURES OF SIX UNITS AND OVER

TORONTO CENSUS METROPOLITAN AREA

	DISTRIBUTION OF RENTS (\$)							TOTAL AVG. UNITS RENT
	339	359	379	399	459	†	460	
320	340	360	380	440				
ZONE 1	-	-	-	-	-	5	5	470
ZONE 2	-	-	-	-	-	-	-	-
ZONE 3	-	-	-	-	-	26	26	470
ZONE 4	-	-	-	-	-	-	-	-
TORONTO CITY	-	-	-	-	-	31	31	470
ZONE 5	-	-	-	-	-	-	-	-
ZONE 6	-	-	-	-	-	-	-	-
ZONE 7	*	-	-	-	-	-	-	-
ZONE 8	-	-	-	-	-	-	-	-
ZONE 9	-	-	-	-	-	-	-	-
ZONE 10	-	-	-	-	-	-	-	-
ZONE 11	-	-	10	-	*	-	-	2 450
ZONE 12	-	*	-	-	-	*	-	10 370
ZONE 13	-	-	-	-	-	-	-	3 430
ZONE 14	-	-	-	-	-	-	-	-
ZONE 15	-	-	-	-	-	-	-	-
ZONE 16	-	-	-	61	-	-	-	61 390
ZONE 17	-	-	-	-	-	-	-	-
ZONE 18	-	-	-	-	-	-	-	-
ZONE 19	-	-	-	-	-	-	-	-
ZONE 20	-	-	-	-	-	-	-	-
TOTAL AREA	1	1	10	61	2	33	108	413
PERCENT DISTRIBUTION	1	1	9	56	2	31		

(-) NO UNITS IN STRUCTURES SAMPLED
(*) NOT AVAILABLE

NOTE: THE ABOVE TABLE ILLUSTRATES THE RANGES OF RENTALS BEING CHARGED FOR A SAMPLE OF THE UNITS WITHIN THE SAMPLE OF PRIVATELY INITIATED APARTMENT STRUCTURES VISITED DURING THE APARTMENT VACANCY SURVEY. SINCE NO ATTEMPT HAS BEEN MADE TO ADJUST TO THE TOTAL UNIVERSE THE FIGURES SHOWN ARE NOT NECESSARILY REPRESENTATIVE OF THE PRIVATE RENTAL MARKET AS A WHOLE.





TORONTO OFFICE

650 Lawrence Ave. West,
Toronto, Ontario.
M6A 1B2

May, 1979

Re: Rental Apartment Vacancy Survey
April, 1979

We are pleased to provide you with the results of our semi-annual rental apartment vacancy survey conducted in the Toronto Census Metropolitan Area.

The survey is of apartment buildings containing six or more self-contained units. It covered on a sample basis those units completed prior to September 30, 1977 and all units completed in the period October 1, 1977 to September 30, 1978. Information was obtained through interviews with apartment owners and building superintendents. Approximately 203,788 units were sampled out of an estimated universe of 254,979 privately initiated units.

In addition to vacancy information, we also collected data on the rentals being charged for both occupied and vacant units in the survey. The results of these tabulations are shown in an Appendix to this report.

If this survey needs to be explained in any way, you may contact my office at 781-2451.

D.A. Hughes
Manager

ONTARIO RENTAL APARTMENT VACANCY SURVEYS

Survey Methodology

The CMHC Rental Apartment Vacancy Survey is conducted semi-annually and includes a sample of apartment buildings with six or more self-contained dwelling units which were completed and on the market at the end of September 1978. The survey is now being conducted in April and October each year rather than in June and December as was previously the case. In April, fifteen centres were surveyed in Ontario.

There are three universes* which comprise the total rental apartment universe. Apartments completed from October 1, 1977 to September 30, 1978 are called the "new" universe. Apartments completed prior to this period are referred to as the "old" universe. In addition, publicly initiated apartments which were on the market prior to October 1978, are known as the "public" universe. Apartments completed during the period October 1, 1978 to March 31, 1979 are not included in the survey as a six month lapse is allowed for market absorption.

The definition of vacant is "a dwelling unit that is available for immediate rental and physically unoccupied at the time of enumeration."

Vacancy rates were calculated for apartment dwelling units by structure size, by period of construction, by geographical area and by number of bedrooms.

The total Ontario rental vacancy rate for the private universe was 2.1 percent in April 1979 and 1.6 percent in October 1978.

* The universe is the total inventory of dwelling units in buildings containing six units or more within the survey area.

Survey Results - Toronto Census Metropolitan Area, April 1979

The overall vacancy rate for privately initiated apartment structures of six units or more increased from 0.8 percent in October 1978 to 1.2 percent in April 1979.

In terms of structure size, the vacancy rate increased in all structure sizes except the 10 - 19 unit category which experienced no change in the vacancy rate between October 1978 and April 1979.

Within the Census Metropolitan Area, the vacancy rate increased in all zones except the fringe areas within zone 19, which decreased from 3.0 percent in October 1978 to 1.3 percent in April 1979. The increase in vacancy rates for all other zones was the greatest in zones 1 and 2 (Central and Easterly Part of the City of Toronto), zone 5 (Northerly part of Etobicoke) and zone 16 (City of Brampton).

In terms of bedroom type, the vacancy rate increased 0.7 percentage points in the bachelor and three or more bedroom types and by 0.4 and 0.2 percentage points in the one and two bedroom unit types.

The vacancy rate statistics for April 1979 indicate a slight easing has taken place in the rental market in the Census Metropolitan Area. This easing trend is generally throughout the entire area and follows record low vacancy rates experienced in October 1978.

TABLE / TABLEAU I

VACANCY RATES IN APARTMENT STRUCTURES OF SIX UNITS AND OVER PUBLICLY AND PRIVATELY INITIATED, IN METROPOLITAN AREAS
 TAUX D'INOCUPATION DANS LES IMMEUBLES D'APARTEMENTS D'INITIATIVE PUBLIQUE ET PRIVÉE,
 DE SIX LOGEMENTS ET PLUS, DANS LES RÉGIONS MÉTROPOLITAINES

1970 - 1979

(Per Cent / Pour cent)

Metropolitan Area Région métropolitaine	1970		1971		1972		1973		1974		1975		1976		1977		1978		1979	
	June Juin	Dec. Déc.	June Juin	Dec. Déc.	June Juin	Dec. Déc.	June Juin	Dec. Déc.	June Juin	Dec. Déc.	Apr. Avr.	Oct. Oct.	Apr. Avr.	Oct. Oct.	Apr. Avr.	Oct. Oct.	Apr. Avr.	Oct. Oct.	Apr. Avr.	Oct. Oct.
Calgary	5.7	7.2	10.7	6.5	9.1	6.4	8.6	7.9	5.9	1.2	1.9	0.4	0.4	0.1	0.3	0.2	0.8	1.5	1.9	
Chicoutimi-Jonquière	**	**	**	**	5.0	0.8	3.3	0.7	4.1	1.8	1.5	1.1	0.8	0.7	0.8	0.2	0.4	0.8	1.6	
Edmonton	5.7	1.9	6.3	5.1	7.6	6.0	8.1	5.2	5.4	0.8	0.8	0.3	0.1	0.0	0.2	0.1	0.9	0.9	3.0	
Halifax	2.3	2.9	3.9	3.5	4.5	1.5	2.4	2.1	2.7	2.2	2.2	2.2	2.6	1.8	2.9	1.4	2.5	2.2	3.0	
Hamilton	2.8	1.4	2.0	1.9	2.3	1.6	2.1	2.2	2.1	1.4	1.8	2.9	3.1	2.9	4.1	3.9	4.0	3.3	3.3	
Kitchener	5.3	**	6.0	**	4.7	1.6	5.1	3.6	7.1	2.4	2.8	2.4	3.3	2.6	3.0	2.5	2.8	2.6	2.5	
London	6.9	3.0	6.2	2.3	7.2	4.2	8.4	3.6	5.9	2.0	2.8	2.2	2.8	1.3	1.8	1.6	1.8	2.1	3.4	
Montréal	7.9	6.2	7.0	4.4	5.6	3.0	3.9	2.0	2.6	1.2	1.1	0.7	0.6	1.3	1.4	3.5	3.4	5.5	4.4	
Oshawa	**	**	**	**	**	**	**	**	**	**	**	**	**	**	0.7	2.0	1.5	1.4	1.8	
Ottawa-Hull	2.1	1.3	2.0	1.7	2.4	1.6	2.1	1.9	3.2	2.5	2.1	2.3	2.5	3.1	2.8	2.5	2.5	2.6	3.0	
Ottawa	2.1	1.2	2.0	1.5	2.1	1.5	2.0	1.9	3.5	2.5	2.0	2.0	1.9	1.9	1.7	1.2	1.2	1.3	2.2	
Hull	1.3	2.9	2.8	3.2	4.3	2.8	2.6	2.2	1.8	2.2	3.0	4.3	5.7	8.7	7.6	8.5	8.0	8.1	6.9	
Québec	3.7	1.9	4.9	4.3	7.0	5.5	5.5	3.1	4.3	1.6	1.1	1.5	0.9	0.8	0.9	1.8	1.6	3.5	3.0	
Regina	10.7	**	6.5	**	3.1	1.0	1.6	1.0	0.7	0.1	0.1	0.0	0.4	0.1	0.4	1.1	2.4	1.9	3.5	
St. Catharines-Niagara	**	**	**	**	2.8	3.3	3.3	4.4	5.2	3.5	3.1	2.6	2.8	1.2	1.9	1.1	1.8	1.5	2.2	
Saint John	1.5	**	0.7	**	0.4	1.1	1.0	0.4	2.1	0.9	0.4	0.3	2.9	6.4	1.7	10.6	11.6	10.4	7.7	
St. John's	20.7	**	3.6	**	0.9	0.0	0.3	0.3	0.4	0.3	0.5	2.9	2.4	1.8	3.4	2.5	8.6	5.9	5.7	
Saskatoon	20.3	**	16.4	**	8.7	0.5	6.4	0.3	1.7	0.2	0.2	0.0	0.1	0.1	0.1	0.2	1.0	0.8	3.3	
Sudbury	0.3	**	0.3	**	4.9	5.3	9.8	10.7	9.2	4.4	2.5	1.0	0.7	1.2	0.9	1.0	3.0	6.1	9.9	
Thunder Bay	**	**	**	**	0.6	0.8	1.5	0.9	1.7	0.4	0.6	0.4	0.4	0.2	0.1	0.2	0.8	1.0	1.0	
Toronto	2.5	2.4	2.7	3.2	2.9	2.3	1.8	1.4	0.9	0.9	1.0	1.5	1.2	1.0	1.0	0.9	0.8	0.7	1.1	
Vancouver	2.5	2.0	3.9	2.6	2.3	0.5	0.9	0.3	0.3	0.1	0.2	0.1	0.4	0.6	1.6	1.5	1.4	1.3	0.9	
Victoria	5.2	**	4.1	**	3.0	0.8	1.4	0.3	0.5	0.1	0.3	0.1	0.3	0.5	2.9	2.5	4.4	1.2	1.7	
Windsor	0.9	1.7	1.8	1.7	1.4	2.6	2.7	1.9	2.9	2.4	3.4	3.5	3.0	2.2	1.5	1.0	0.7	0.9	1.4	
Winnipeg	2.5	3.3	3.4	5.5	5.1	4.2	3.9	3.3	2.6	1.5	1.5	1.9	1.5	1.3	1.2	1.8	1.6	3.5	4.3	
TOTAL (1)	4.7	3.6	4.8	3.7	4.3	2.7	3.3	2.1	2.4	1.2	1.2	1.2	1.1	1.3	1.5	2.2	2.2	3.0	2.9	

(1) Weighted Average of Metropolitan Areas Surveyed. / Moyenne pondérée des régions métropolitaines faisant l'objet du relevé.

** Not available. / Non disponible.

TABLE II

VACANCY RATES IN APARTMENT STRUCTURES
OF SIX UNITS AND OVER
PRIVATELY INITIATED

TORONTO
METROPOLITAN AREA

1970 - 1979

(PER CENT)

Period	Structure Size - In Dwelling Units								
	6-9	10-19	20-29	30-49	50-99	100-199	200+	Total	20 +
1970 - June	1.8	2.2	1.4	2.1	2.0	4.5	3.0	2.8	2.9
- Dec.	1.4	1.6	1.3	1.4	2.1	3.9	3.8	2.7	2.9
1971 - June	1.9	2.4	1.3	2.3	2.0	3.2	5.0	3.1	3.1
- Dec.	1.9	2.5	1.8	2.0	2.6	3.9	5.9	3.6	3.7
1972 - June	1.5	2.4	2.1	2.4	3.0	3.5	4.7	3.3	3.5
- Dec.	1.7	1.5	1.1	1.6	1.8	2.5	4.0	2.5	2.6
1973 - June	2.2	1.9	1.2	1.6	1.7	2.0	3.0	2.1	2.1
- Dec.	0.8	1.5	0.9	1.3	1.2	1.6	2.1	1.5	1.6
1974 - June	0.8	1.0	1.0	1.1	0.7	0.9	1.6	1.0	1.1
- Dec.	0.7	0.5	0.6	0.8	0.7	1.0	1.7	1.1	1.1
1975 - Apr.	0.3	0.4	1.1	0.8	0.9	1.0	1.9	1.1	1.2
- Oct.	0.7	1.1	1.1	1.3	1.4	1.5	2.8	1.8	1.8
1976 - Apr.	0.7	1.6	1.1	1.5	0.9	1.4	1.8	1.4	1.4
- Oct.	0.9	1.1	1.1	1.1	1.0	1.0	1.6	1.2	1.2
1977 - Apr.	0.7	1.2	1.3	1.4	1.0	0.9	1.5	1.2	1.2
- Oct.	0.5	0.9	1.3	1.1	0.9	1.0	1.1	1.0	1.0
1978 - Apr.	0.5	1.1	1.7	1.1	0.8	0.7	0.8	0.9	0.9
- Oct.	0.9	1.0	0.7	0.9	0.7	0.8	0.9	0.8	0.8
1979 - Apr.	1.2	1.0	1.9	1.1	0.9	1.2	1.3	1.2	1.2

** Not available.

The definition of vacant is "a dwelling unit that is available for immediate rental and physically unoccupied at the time of enumeration".

TABLE III

VACANCY RATES IN APARTMENT STRUCTURES
OF SIX UNITS AND OVER
PRIVATELY INITIATED

TORONTO

METROPOLITAN AREA

1977 - 1979

(PER CENT)

Area	1977		1978		1979		
	Apr.	Oct.	Apr.	Oct.	April		
					Completed Prior to Oct. 1977	Completed during Oct. 1977 to Sept. 1978	Total
Toronto City:							
Central Part - Zone 1	1.3	0.8	1.2	0.9	1.1	14.8	2.0
Easterly Part - Zone 2	0.9	0.5	1.1	0.3	0.8	**	0.8
Northerly Part - Zone 3	0.4	0.3	0.2	0.1	0.3	**	0.3
Westerly Part - Zone 4	2.1	1.7	1.0	1.7	2.0	0.0	2.0
Sub-Total	1.1	0.8	0.7	0.7	1.0	14.0	1.3
Etobicoke Borough:							
Northerly Part - Zone 5	0.9	1.2	1.2	0.6	0.9	**	1.3
Southerly Part - Zone 6	1.1	0.9	0.9	1.0	1.1	-	1.1
Sub-Total	1.0	1.1	1.1	0.7	1.0	**	1.3
Scarborough Borough							
- Zone 7	1.9	1.9	1.2	1.4	1.0	22.5	1.5
York Borough - Zone 8	2.2	1.5	1.6	1.1	1.2	-	1.2
East York Borough							
- Zone 9	1.1	0.6	0.7	0.6	0.8	-	0.8
North York Borough:							
Easterly Part - Zone 10	0.8	0.8	0.9	0.6	0.9	**	0.9
Westerly Part - Zone 11	1.0	0.9	0.6	0.8	1.0	2.8	1.0
Sub-Total	0.9	0.9	0.8	0.7	0.9	2.7	1.0
TOTAL METROPOLITAN MUNICIPALITY	1.2	1.0	0.9	0.8	1.0	15.6	1.2

** Not available.

The definition of vacant is "a dwelling unit that is available for immediate rental and physically unoccupied at the time of enumeration".

Table III (Cont'd)

TABLE III (Cont'd)

VACANCY RATES IN APARTMENT STRUCTURES
OF SIX UNITS AND OVER
PRIVATELY INITIATED

TORONTO

METROPOLITAN AREA

1977 - 1979

(PER CENT)

Area	1977		1978		1979		
	Apr.	Oct.	Apr.	Oct.	April		
					Completed Prior to Oct. 1977	Completed during Oct. 1977 to Sept. 1978	Total
Remainder of Census Metropolitan Area:							
Mississauga City							
- Zone 12	1.3	0.8	0.8	1.0	1.3	2.3	1.3
Oakville Town - Zone 15	0.5	1.2	0.8	0.5	0.7	-	0.7
Brampton City - Zone 16	1.2	0.7	0.4	0.5	1.1	-	1.1
Sub-Total	**	**	0.7	0.9	1.2	2.3	1.2
Caledon Town							
Vaughan Town							
King Twp. - Zone 17	**	**	**	**	**	-	**
Richmond Hill - Zone 18	0.2	0.3	0.3	0.2	0.4	-	0.4
Ajax Town							
Aurora Town							
East Gwillimbury Twp.							
Newmarket Town							
Pickering Town							
Whitchurch-Stouffville Twp.							
- Zone 19	1.2	0.6	1.9	3.0	1.3	-	1.3
Markham Town - Zone 20	1.6	1.3	0.0	0.3	0.9	-	0.9
Total - Remaining Part	1.1	0.8	0.7	0.9	1.1	2.3	1.2
(CENSUS AREA) METROPOLITAN TORONTO	1.2	1.0	0.9	0.8	1.0	13.2	1.2

** Not available.

The definition of vacant is "a dwelling unit that is available for immediate rental and physically unoccupied at the time of enumeration".

Zones 13 and 14 deleted from the CMA due to 1976 Census changes.

VACANCY RATES IN APARTMENT STRUCTURES OF SIX UNITS AND OVER
PRIVATELY INITIATED BY SIZE OF STRUCTURE

METROPOLITAN AREA

(PER CENT)

** Not available.
The definition of vacant is "a dwelling unit that is available for immediate rental and physically unoccupied at the

Zones 13 and 14 deleted from the CMA due to 1976 Census changes.

TABLE V

VACANCY RATES IN APARTMENT STRUCTURES OF SIX UNITS AND OVER
PRIVATELY INITIATED, BY NUMBER OF BEDROOMS

TORONTO

METROPOLITAN AREA

1978 - 1979

(PER CENT)

Area	Number of Bedrooms									
	Bachelor		One		Two		Three or more		Total	
	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.
Metropolitan Municipality:										
Toronto City:										
Central Part - Zone 1	2.0	4.2	0.5	1.4	0.5	1.0	0.2	2.9	0.9	2.0
Easterly Part - Zone 2	0.1	1.0	0.6	0.6	0.0	0.8	0.0	2.8	0.3	0.8
Northerly Part - Zone 3	0.3	0.6	0.1	0.2	0.0	0.1	0.8	0.2	0.1	0.3
Westerly Part - Zone 4	4.5	4.7	0.7	1.9	2.0	0.3	2.2	0.4	1.7	2.0
Sub-Total	1.8	2.9	0.4	1.0	0.6	0.5	0.9	1.0	0.7	1.3
Etobicoke Borough:										
Northerly Part - Zone 5	0.8	0.4	0.2	0.7	0.4	1.5	1.6	1.9	0.6	1.3
Southerly Part - Zone 6	2.0	2.9	1.1	1.0	0.7	0.8	0.3	1.3	1.0	1.1
Sub-Total	1.7	2.3	0.6	0.9	0.5	1.3	1.5	1.9	0.7	1.3
Scarborough Borough										
- Zone 7	0.4	1.3	1.1	0.7	1.5	1.3	1.8	5.5	1.4	1.5
York Borough - Zone 8	3.2	1.0	0.8	1.6	0.6	0.7	3.0	1.9	1.1	1.2
East York Borough - Zone 9	1.5	1.2	0.6	0.9	0.6	0.5	0.4	0.4	0.6	0.8
North York Borough:										
Easterly Part - Zone 10	0.0	0.0	0.9	0.8	0.3	0.7	0.9	1.5	0.6	0.9
Westerly Part - Zone 11	2.6	1.5	0.7	1.1	0.6	1.0	1.4	1.1	0.8	1.0
Sub-Total	1.8	1.0	0.8	1.0	0.5	0.9	1.1	1.3	0.7	1.0
TOTAL METROPOLITAN MUNICIPALITY	1.9	2.5	0.6	1.0	0.7	0.9	1.3	2.0	0.8	1.2

** Not available.

The definition of vacant is "a dwelling unit that is available for immediate rental and physically unoccupied at the time of enumeration".

Table V (Cont'd)

TABLE V (Cont'd)

VACANCY RATES IN APARTMENT STRUCTURES OF SIX UNITS AND OVER
PRIVATELY INITIATED, BY NUMBER OF BEDROOMS

TORONTO

METROPOLITAN AREA

1978 - 1979

(PER CENT)

Area	Number of Bedrooms									
	Bachelor		One		Two		Three or more		Total	
	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.
Remainder of Census Metropolitan Area:										
Mississauga City										
- Zone 12	1.1	1.3	0.8	0.9	0.9	1.3	2.9	2.8	1.0	1.3
Oakville Town - Zone 15	0.0	0.0	0.4	0.6	0.5	0.6	1.4	2.2	0.5	0.7
Brampton City - Zone 16	0.7	0.0	0.2	0.5	0.7	1.1	1.2	4.4	0.5	1.1
Sub-Total	0.9	0.9	0.7	0.8	0.8	1.2	2.4	3.0	0.9	1.2
Caledon Town										
Vaughan Town										
King Twp. - Zone 17	-	-	**	**	**	**	-	-	**	**
Richmond Hill - Zone 18	0.0	2.3	0.0	0.9	0.3	0.0	0.0	0.0	0.2	0.4
Ajax Town										
Aurora Town										
East Gwillimbury Twp.										
Newmarket Town										
Pickering Town										
Whitchurch-Stouffville Twp.										
- Zone 19	2.4	2.2	0.2	0.4	5.1	1.6	0.9	2.7	3.0	1.3
Markham Town - Zone 20	0.0	0.0	0.7	1.2	0.0	0.5	0.0	1.9	0.3	0.9
Total - Remaining Part	0.9	1.0	0.6	0.8	1.0	1.1	2.3	2.9	0.9	1.2
METROPOLITAN TORONTO (CENSUS AREA)	1.8	2.5	0.6	1.0	0.7	0.9	1.4	2.1	0.8	1.2

** Not available.

The definition of vacant is "a dwelling unit that is available for immediate rental and physically unoccupied at the time of enumeration".

Zones 13 and 14 deleted from CMA due to 1976 Census changes.

A P P E N D I X

Rental Ranges of Occupied and Vacant Units

Toronto Census Metropolitan Area - April 1979

Caution:

Figures shown are not necessarily representative of the private rental market as a whole as no attempt has been made to adjust the sample to the total universe.

Please read Table footnotes carefully.

BACHELOR UNITS
RENTAL RANGES IN THE SAMPLE OF PRIVATELY INITIATED
APARTMENT STRUCTURES OF SIX UNITS AND OVER
TORONTO CENSUS METROPOLITAN AREA

ACTUAL DISTRIBUTION OF APARTMENT UNITS BY RENTAL RANGE IN DOLLARS

	79	99	119	139	159	179	199	219	239	259	279	299	319	339	359	379	419	459	499	TOTAL AVG. PREV UNITS RENT RENT	PCT CHG
ZONE 1	1	2	9	6	158	210	373	975	907	378	330	49	34	35	12	17	5	-	-	3501 222 217	2.2
ZONE 2	-	-	17	1	14	46	146	69	55	14	-	-	-	-	-	-	-	-	-	362 194 192	1.4
ZONE 3	-	-	-	1	32	121	227	370	347	208	108	69	8	76	15	-	20	2	1	1605 230 217	5.9
ZONE 4	-	-	-	11	119	133	304	187	94	6	532	37	-	-	-	-	-	-	-	1423 222 209	6.4
TORONTO CITY	1	2	26	19	323	510	1050	1601	1403	606	970	155	42	111	27	17	25	2	1	6891 223 214	4.2
ZONE 5	-	-	-	-	2	-	22	31	8	8	7	-	-	-	-	-	-	-	-	78 214 241	-11.1
ZONE 6	-	1	-	11	14	110	180	82	-	7	-	-	-	-	-	-	-	-	-	405 186 162	15.3
ZONE 7	-	-	-	-	1	2	7	56	59	42	28	67	1	-	-	-	-	-	-	263 227 223	1.6
ZONE 8	-	-	-	2	13	107	199	157	37	32	25	-	-	-	-	-	-	-	-	572 200 204	-2.0
ZONE 9	-	1	-	4	2	37	154	248	22	33	20	-	40	40	-	-	-	-	-	601 221 212	4.4
ZONE 10	-	-	-	-	1	3	17	54	24	2	-	-	-	-	-	-	-	-	-	101 210 206	2.3
ZONE 11	-	1	85	12	47	87	131	13	-	-	-	-	-	-	-	-	-	-	-	376 181 182	-0.9
ZONE 12	-	1	-	5	27	100	111	135	1	-	-	-	-	-	-	-	-	-	-	380 208 198	5.1
ZONE 13	-	-	-	-	7	28	18	21	2	-	-	-	-	-	-	-	-	-	-	76 186 193	-4.1
ZONE 14	-	-	-	-	-	10	31	77	8	5	-	-	-	-	-	-	-	-	-	136 202 194	4.2
ZONE 15	-	3	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-0.0
ZONE 16	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	40 187 179	4.1
ZONE 17	-	-	-	-	7	6	17	7	3	-	-	-	-	-	-	-	-	-	-	44 150 161	-6.6
ZONE 18	-	-	-	-	14	10	6	1	-	-	-	-	-	-	-	-	-	-	-	9 210 203	1.1
ZONE 19	-	6	-	7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ZONE 20	-	-	-	-	-	-	4	1	4	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL AREA	1	10	31	131	402	902	1941	2581	1701	722	1089	156	82	151	27	17	25	2	1	9972 217 208	3.9
PERCENT DISTRIBUTION				1	4	9	19	26	17	7	11	2	1	2							

(-) NO UNITS IN STRUCTURES SAMPLED

NOTE 1: THE ABOVE TABLE ILLUSTRATES THE RANGES OF RENTALS BEING CHARGED FOR A SAMPLE OF PRIVATELY INITIATED APARTMENT STRUCTURES VISITED DURING THE APARTMENT VACANCY SURVEY. SINCE NO ATTEMPT HAS BEEN MADE TO ADJUST TO THE TOTAL UNIVERSE THE FIGURES SHOWN ARE NOT NECESSARILY REPRESENTATIVE OF THE PRIVATE RENTAL MARKET AS A WHOLE.
NOTE 2: THE PREVIOUS RENT COLUMN REFERS TO THE OCTOBER 78 SURVEY. THE PERCENTAGE CHANGE IS FOR THE SIX MONTH PERIOD.

ONE BEDROOM UNITS
RENTAL RANGES IN THE SAMPLE OF PRIVATELY INITIATED
APARTMENT STRUCTURES OF SIX UNITS AND OVER
TORONTO CENSUS METROPOLITAN AREA

ACTUAL DISTRIBUTION OF APARTMENT UNITS BY RENTAL RANGE IN DOLLARS

	99	119	139	159	179	199	219	239	259	279	299	319	339	359	379	399	419	439	459	479	499	ABOVE	TOTAL	AVG.	FREV	PCT	
	80	100	120	140	160	180	200	220	240	260	280	300	320	340	360	380	400	420	440	460	480	500	UNITS	RENT	RENT	CHG	
ZONE 1	-	3	10	2	31	54	95	753	1212	2928	1256	740	395	414	448	366	189	21	32	2	30	15	8996	290	276	4.9	
ZONE 2	6	-	1	5	49	98	212	212	334	239	19	4	3	-	-	-	-	-	-	-	-	-	1181	235	240	-2.1	
ZONE 3	-	-	-	2	7	73	293	708	1067	716	662	463	366	290	390	112	75	77	51	28	4	15	5389	288	277	3.9	
ZONE 4	-	-	3	31	33	247	356	781	1374	316	161	100	5	-	-	-	-	-	-	-	-	-	3407	241	256	-6.1	
TORONTO CITY	6	3	14	40	119	472	956	2454	3987	4199	2398	1307	769	694	838	473	264	98	83	30	34	30	15973	277	268	3.2	
ZONE 5	-	-	-	-	-	13	187	323	779	893	336	475	186	163	116	16	18	-	-	-	-	-	3505	277	277	0.2	
ZONE 6	-	-	2	10	142	314	743	531	293	119	49	8	-	1	-	-	-	-	-	-	-	-	2212	220	207	6.0	
ZONE 7	-	-	-	-	-	102	533	1140	2104	1763	583	221	180	-	-	-	-	-	-	-	-	-	6626	255	252	1.6	
ZONE 8	-	-	15	-	68	267	478	595	836	495	58	310	75	51	38	8	8	-	-	-	-	-	3302	248	240	3.6	
ZONE 9	-	-	-	-	-	13	138	238	688	917	2252	149	1116	72	4	144	136	-	-	-	-	-	5920	276	257	7.2	
ZONE 10	-	-	-	-	-	3	31	166	428	1363	1454	833	276	155	2	169	-	-	-	-	-	-	4830	269	255	5.6	
ZONE 11	-	-	-	-	7	101	665	1168	2315	1709	593	59	129	-	-	-	-	-	-	-	-	-	6746	252	248	1.9	
ZONE 12	-	-	-	-	-	60	209	1029	1128	1024	75	239	270	-	-	-	96	-	-	-	-	-	4130	260	244	6.6	
ZONE 13	-	-	-	-	15	14	66	360	181	104	-	2	23	67	-	-	-	-	-	-	-	-	772	250	242	3.3	
ZONE 14	-	-	-	-	-	7	126	432	238	130	57	14	-	-	-	-	-	-	-	-	-	-	1016	241	229	5.1	
ZONE 15	-	-	-	-	-	-	-	4	18	-	-	-	-	-	-	-	-	-	-	-	-	-	22	246	-	0.0	
ZONE 16	-	-	-	-	-	19	55	85	180	84	22	-	-	-	-	-	-	-	-	-	-	-	445	244	236	3.7	
ZONE 17	-	-	-	-	-	-	32	24	84	73	88	37	-	-	-	-	-	-	-	-	-	-	345	224	227	-1.1	
ZONE 18	-	-	2	5	32	24	84	73	88	37	-	-	-	-	-	-	-	-	-	-	-	-	511	250	239	4.5	
ZONE 19	-	-	-	-	-	-	-	59	422	11	19	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ZONE 20	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL AREA	6	3	36	76	392	1474	4586	9309	14849	14274	4872	4027	1859	982	1305	638	522	98	83	30	34	30	59405	264	255	3.7	

PERCENT
DISTRIBUTION

(-) NO UNITS IN STRUCTURES SAMPLED

NOTE 1: THE ABOVE TABLE ILLUSTRATES THE RANGES OF RENTALS BEING CHARGED FOR A SAMPLE OF PRIVATELY INITIATED APARTMENT STRUCTURES VISITED DURING THE APARTMENT VACANCY SURVEY. SINCE NO ATTEMPT HAS BEEN MADE TO ADJUST TO THE TOTAL UNIVERSE THE FIGURES SHOWN ARE NOT NECESSARILY REPRESENTATIVE OF THE PRIVATE RENTAL MARKET AS A WHOLE.

NOTE 2: THE PREVIOUS RENT COLUMN REFERS TO THE OCTOBER 78 SURVEY. THE PERCENTAGE CHANGE IS FOR THE SIX MONTH PERIOD.

TWO BEDROOM UNITS
RENTAL RANGES IN THE SAMPLE OF PRIVATELY INITIATED
APARTMENT STRUCTURES OF SIX UNITS AND OVER
TORONTO CENSUS METROPOLITAN AREA

ACTUAL DISTRIBUTION OF APARTMENT UNITS BY RENTAL RANGE IN DOLLARS

	99	139	159	179	199	219	239	259	279	299	319	339	359	379	399	419	439	459	479	499	ABOVE	TOTAL AVG. PREV	PCT
	80	120	140	160	180	200	220	240	260	280	300	320	340	360	380	400	420	440	460	480	500	UNITS RENT	CHG
ZONE 1	-	-	-	4	5	8	13	-	33	72	121	316	974	211	224	135	79	191	105	66	113	410	3080 375 365 2.7
ZONE 2	-	-	-	-	3	6	19	63	130	47	8	83	71	17	-	3	-	-	-	-	-	-	450 275 297 -7.3
ZONE 3	-	-	-	-	-	-	45	94	150	307	253	270	301	310	310	103	68	86	55	49	42	469	2602 370 342 8.3
ZONE 4	-	-	-	2	4	3	10	116	118	254	228	261	97	51	26	9	-	72	-	-	-	-	1251 295 304 -3.0
TORONTO CITY	-	-	-	6	12	17	42	224	375	523	664	913	1412	550	560	250	147	349	160	115	155	879	7383 354 335 5.4
ZONE 5	-	-	-	-	-	14	83	465	647	855	1965	874	1022	492	484	456	9	-	-	16	136	7438 326 323 0.8	
ZONE 6	-	-	-	-	11	80	199	464	521	440	263	125	78	18	-	-	-	-	-	-	-	-	2215 256 240 6.6
ZONE 7	-	-	-	-	1	-	14	356	991	1644	9620	1751	565	425	474	265	-	-	-	-	-	-	10106 295 288 2.5
ZONE 8	-	-	-	-	8	-	4	59	128	199	269	332	252	105	264	195	8	-	-	-	32	1855 301 287 5.2	
ZONE 9	-	-	-	-	-	8	-	2	42	140	524	814	730	460	41	810	33	70	70	70	4	3951 326 317 2.7	
ZONE 10	1	-	-	-	1	-	7	60	252	941	2053	1637	1229	711	407	26	70	339	-	-	-	7791 315 297 5.9	
ZONE 11	-	-	-	-	1	15	56	290	1064	1882	2422	2059	515	359	31	1	-	47	103	-	-	-	8748 291 283 2.8
ZONE 12	10	-	-	-	2	1	9	97	505	1266	1784	902	375	550	1	166	-	-	-	-	260	1	5959 304 283 5.4
ZONE 13	-	-	-	-	2	22	15	30	171	267	305	81	84	-	55	-	-	-	4	-	12	1048 285 274 4.1	
ZONE 14	-	-	-	-	-	-	14	145	289	330	340	83	31	40	62	-	1	12	10	-	-	-	1377 277 266 4.0
ZONE 15	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2 250 - 0.0	
ZONE 16	-	-	-	-	-	-	-	2	-	-	-	-	-	-	-	-	-	-	-	-	-	551 271 266 2.0	
ZONE 17	-	-	-	-	-	-	39	34	49	187	220	22	-	-	-	-	-	-	-	-	-	-	617 271 276 -1.8
ZONE 18	-	-	-	-	-	-	42	42	67	86	79	102	7	-	-	-	-	-	-	-	-	-	388 292 276 5.7
ZONE 19	-	-	-	-	5	42	187	42	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ZONE 20	-	-	-	-	-	15	2	-	-	328	11	-	-	32	-	-	-	-	-	-	-	-	-
TOTAL AREA	11	22	15	38	144	527	2142	5065	8787	14066	10633	5950	4079	3103	1153	681	557	682	189	501	1064	59429 309 299 3.4	
PERCENT DISTRIBUTION					1	4	9	15	24	18	10	7	5	2	1	1	1	1	1	1	2		

(-) NO UNITS IN STRUCTURES SAMPLED

NOTE 1: THE ABOVE TABLE ILLUSTRATES THE RANGES OF RENTALS BEING CHARGED FOR A SAMPLE OF PRIVATELY INITIATED APARTMENT STRUCTURES VISITED DURING THE APARTMENT VACANCY SURVEY. SINCE NO ATTEMPT HAS BEEN MADE TO ADJUST TO THE TOTAL UNIVERSE THE FIGURES SHOWN ARE NOT NECESSARILY REPRESENTATIVE OF THE PRIVATE RENTAL MARKET AS A WHOLE.

NOTE 2: THE PREVIOUS RENT COLUMN REFERS TO THE OCTOBER 78 SURVEY. THE PERCENTAGE CHANGE IS FOR THE SIX MONTH PERIOD.

THREE BEDROOM UNITS
RENTAL RANGES IN THE SAMPLE OF PRIVATELY INITIATED
APARTMENT STRUCTURES OF SIX UNITS AND OVER
TORONTO CENSUS METROPOLITAN AREA

ACTUAL DISTRIBUTION OF APARTMENT UNITS BY RENTAL RANGE IN DOLLARS

	79	179	199	219	239	259	279	299	319	339	359	379	399	419	439	459	479	499	ABOVE	TOTAL AVG. PREV	FCT		
	0	160	180	200	220	240	260	280	300	320	340	360	380	400	420	440	460	480	500	UNITS RENT	CHC		
ZONE 1	-	-	-	-	-	-	-	1	1	-	7	5	2	137	9	2	4	5	217	390	466	428	8.9
ZONE 2	-	-	-	-	-	1	1	3	-	11	-	2	-	1	-	-	-	-	-	19	325	322	1.0
ZONE 3	-	-	-	-	-	-	2	1	3	9	11	31	36	47	10	25	15	6	186	386	455	416	9.4
ZONE 4	-	1	2	-	7	3	20	-	3	13	4	-	-	1	4	-	3	-	-	72	317	411	-22.9
TORONTO CITY	-	1	2	-	7	4	23	5	7	39	22	38	38	136	23	28	30	11	403	867	445	416	7.0
ZONE 5	-	-	-	-	-	9	54	118	105	285	476	274	225	237	130	196	230	6	120	2465	384	381	0.9
ZONE 6	-	-	-	-	4	3	3	3	32	15	85	73	9	-	5	-	-	-	1	237	347	320	8.5
ZONE 7	-	-	-	-	2	10	93	64	570	131	447	275	150	124	83	40	39	-	-	1988	351	338	3.5
ZONE 8	-	-	-	-	-	1	-	-	41	3	-	13	1	-	11	10	5	-	33	134	387	351	7.2
ZONE 9	-	-	-	-	1	-	-	3	29	67	153	142	108	43	216	-	-	-	138	903	431	391	2.6
ZONE 10	-	-	-	-	-	-	14	19	422	156	296	435	456	166	9	8	5	85	230	2301	378	349	8.5
ZONE 11	-	-	-	1	1	3	19	88	295	425	554	229	197	87	3	4	-	1	47	1954	349	340	2.6
ZONE 12	-	-	-	-	-	19	21	62	323	232	227	42	67	2	97	36	76	-	85	1269	360	331	8.9
ZONE 13	-	-	-	-	-	-	-	17	-	77	80	12	-	5	4	17	-	-	6	219	353	347	1.9
ZONE 14	1	-	-	-	-	-	40	14	22	44	31	10	30	5	-	-	-	-	-	238	304	323	-5.8
ZONE 15	-	32	-	-	-	10	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.0
ZONE 16	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.0
ZONE 17	-	-	-	-	-	-	-	-	-	5	1	-	2	-	-	-	-	-	-	30	317	308	2.8
ZONE 18	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	109	327	343	-4.8
ZONE 19	-	-	-	-	-	1	6	2	27	42	26	5	-	-	-	-	1	-	-	-	-	-	-
ZONE 20	-	-	-	-	-	-	-	-	-	31	-	-	-	-	-	-	-	-	-	32	334	322	3.9
TOTAL AREA	1	33	2	1	15	60	232	401	1892	1552	2378	1548	1283	855	581	339	337	103	1063	12726	372	359	3.6

PERCENT
DISTRIBUTION

(-) NO UNITS IN STRUCTURES SAMPLED

NOTE 1: THE ABOVE TABLE ILLUSTRATES THE RANGES OF RENTALS BEING CHARGED FOR A SAMPLE OF PRIVATELY INITIATED APARTMENT STRUCTURES VISITED DURING THE APARTMENT VACANCY SURVEY. SINCE NO ATTEMPT HAS BEEN MADE TO ADJUST TO THE TOTAL UNIVERSE THE FIGURES SHOWN ARE NOT NECESSARILY REPRESENTATIVE OF THE PRIVATE RENTAL MARKET AS A WHOLE.

NOTE 2: THE PREVIOUS RENT COLUMN REFERS TO THE OCTOBER 78 SURVEY. THE PERCENTAGE CHANGE IS FOR THE SIX MONTH PERIOD.

UNITS WITH 4 OR MORE BEDROOMS
RENTAL RANGES IN THE SAMPLE OF PRIVATELY INITIATED
APARTMENT STRUCTURES OF SIX UNITS AND OVER

TORONTO CENSUS METROPOLITAN AREA

ACTUAL DISTRIBUTION OF APARTMENT UNITS BY RENTAL RANGE IN DOLLARS

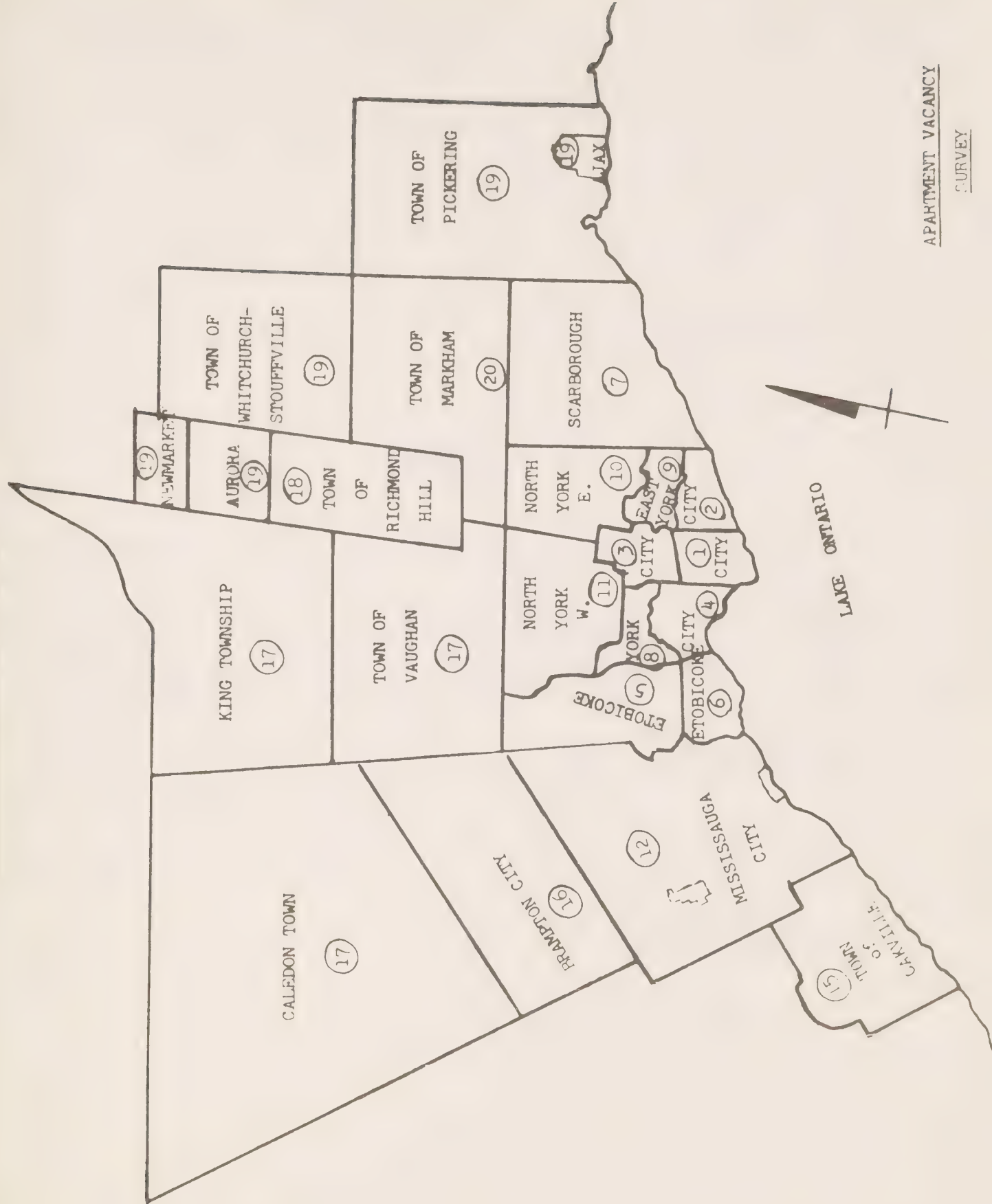
	359 340	379 360	399 380	419 ABOVE 400	500	TOTAL AVG. PREV UNITS RENT	PCT CHG
ZONE 1	-	-	-	-	-	470	0.0
ZONE 2	-	-	-	-	-	450	0.0
ZONE 3	-	-	-	19	510	470	8.5
ZONE 4	-	-	-	-	-	-	0.0
TORONTO CITY	-	-	-	19	510	470	8.5
ZONE 5	-	-	-	-	-	-	0.0
ZONE 6	-	-	-	-	-	-	0.0
ZONE 7	-	1	-	1	2 390	330	18.2
ZONE 8	-	-	-	-	-	-	0.0
ZONE 9	-	-	-	-	-	-	0.0
ZONE 10	-	-	-	2	3 443	450	-1.5
ZONE 11	1	-	1	17	19 486	370	9.7
ZONE 12	2	-	-	-	2 350	430	-18.6
ZONE 13	-	-	-	-	-	-	0.0
ZONE 14	-	-	-	-	61 370	390	-5.1
ZONE 15	-	61	-	-	-	-	0.0
ZONE 16	-	-	-	-	-	-	0.0
ZONE 17	-	-	-	-	-	-	0.0
ZONE 18	-	-	-	-	-	-	0.0
ZONE 19	-	-	-	-	-	-	0.0
ZONE 20	-	-	-	-	-	-	0.0
TOTAL AREA	3	62	1	20	20	106 404	413 -2.2

PERCENT
DISTRIBUTION 3 58 1 19 19

(-) NO UNITS IN STRUCTURES SAMPLED

NOTE 1: THE ABOVE TABLE ILLUSTRATES THE RANGES OF RENTALS BEING CHARGED FOR A SAMPLE OF PRIVATELY INITIATED APARTMENT STRUCTURES VISITED DURING THE APARTMENT VACANCY SURVEY, SINCE NO ATTEMPT HAS BEEN MADE TO ADJUST TO THE TOTAL UNIVERSE THE FIGURES SHOWN ARE NOT NECESSARILY REPRESENTATIVE OF THE PRIVATE RENTAL MARKET AS A WHOLE.

NOTE 2: THE PREVIOUS RENT COLUMN REFERS TO THE OCTOBER 78 SURVEY. THE PERCENTAGE CHANGE IS FOR THE SIX MONTH PERIOD.





TORONTO OFFICE

650 Lawrence Ave. West
Toronto, Ontario
M6A 1B2

November 1979

RENTAL APARTMENT VACANCY SURVEY
OCTOBER 1979

We are pleased to provide you with the results of our semi-annual rental apartment vacancy survey conducted in the Toronto Census Metropolitan Area.

The survey is of apartment buildings containing six or more self-contained units. It covered on a sample basis those units completed prior to March 31, 1978 and all units completed in the period April 1, 1978 to March 31, 1979. Information was obtained through interviews with apartment owners and building superintendents. Approximately 205,300 units were sampled out of an estimated universe of 256,700 privately initiated units.

In addition to vacancy information, data was collected on rentals being charged for both occupied and vacant units in the survey. The results of these tabulations are shown in an Appendix to this report.

If this survey needs to be explained in any way, you may contact my office at 781-2451.

D. A. Hughes
Manager

ONTARIO RENTAL APARTMENT VACANCY SURVEYS

Survey Methodology

The CMHC Rental Apartment Vacancy Survey is conducted semi-annually and includes a sample of apartment buildings with six or more self-contained dwelling units which were completed and on the market at the end of March 1979. The survey is now being conducted in April and October each year rather than in June and December as was previously the case. In October, sixteen centres were surveyed in Ontario.

There are three universes* which comprise the total rental apartment universe. Apartments completed from April 1, 1978 to March 31, 1979 are called the "new" universe. Apartments completed prior to this period are referred to as the "old" universe. In addition, publicly initiated apartments which were on the market prior to April 1979, are known as the "public" universe. Apartments completed during the period April 1, 1979 to September 30, 1979 are not included in the survey as a six month lapse is allowed for market absorption.

The definition of vacant is "a dwelling unit that is available for immediate rental and physically unoccupied at the time of enumeration".

Vacancy rates were calculated for apartment dwelling units by structure size, by period of construction, by geographical area and by number of bedrooms.

The total Ontario rental vacancy rate for the private universe was 2.0 percent in October 1979 and 2.1 percent in April 1979.

* The universe is the total inventory of dwelling units in buildings containing six units or more within the survey area.

Survey Results - Toronto Census Metropolitan Area, October 1979

The overall vacancy rate for privately initiated apartment structures of six units or more in October 1979 remained unchanged from the April 1979 rate of 1.2 percent.

In terms of structure size, the vacancy rate increased in the 10 - 19, 30 - 49, and 200+ unit categories, decreased in the 20 - 29, 50 - 99, and 100 - 199 unit categories, and remained unchanged in the 6 - 9 unit category.

Within the Census Metropolitan Area, the vacancy rate increased in: zone 5 (Etobicoke north) to 2.1 percent from 1.3 percent; zone 11 (North York, west) to 1.3 percent from 1.0 percent; zone 19 (fringe) to 2.2 percent from 1.3 percent. The vacancy rate declined in: zone 1 (Toronto City, Central) from 2.0 percent to 1.0 percent; zone 6 (Etobicoke, south) from 1.1 percent to 0.9 percent; and in zone 18 (Richmond Hill) from 0.4 percent to 0.1 percent. In other areas the October vacancy rates were generally the same as April 1979 levels.

In terms of bedroom type, declines in the rates for bachelor units (from 2.5% to 1.6%) and one bedroom units (from 1.0% to 0.9%) were offset by increases in the rates for two bedroom units (from 0.9% to 1.0%) and three or more unit types (from 2.1% to 3.0%).

The vacancy rate statistics for October 1979 indicate a slight tightening has taken place in the rental market in the Census Metropolitan Area. This tightening is mixed throughout the entire area and reverses the easing trend experienced between October 1978 and April 1979.

TABLE / TABLEAU I

VACANCY RATES IN APARTMENT STRUCTURES OF SIX UNITS AND OVER PUBLICLY AND PRIVATELY INITIATED, IN METROPOLITAN AREAS
 TAUX D'OCCUPATION DANS LES IMMEUBLES D'APPARTEMENTS D'INITIATIVE PUBLIQUE ET PRIVÉE,
 DE SIX LOGEMENTS ET PLUS, DANS LES RÉGIONS MÉTROPOLITAINES

1970-1979
 (Per Cent / Pour cent)

Metropolitan Area Région métropolitaine	1970		1971		1972		1973		1974		1975		1976		1977		1978		1979	
	June juin	Dec. déc.	June juin	Dec. déc.	June juin	Dec. déc.	June juin	Dec. déc.	June juin	Dec. déc.	Apr. avr.	Oct. oct.	Apr. avr.	Oct. oct.	Apr. avr.	Oct. oct.	Apr. avr.	Oct. oct.	Apr. avr.	Oct. oct.
Calgary	5.7	7.2	10.7	6.5	9.1	6.4	8.6	7.9	5.9	1.2	1.9	0.4	0.4	0.1	0.3	0.2	0.8	1.5	1.9	0.7
Chicoutimi-Jonquière	**	**	**	**	5.0	0.8	3.3	0.7	4.1	1.8	1.5	1.1	0.8	0.7	0.8	0.2	0.4	0.8	1.6	1.9
Edmonton	5.7	1.9	6.3	5.1	7.6	6.0	8.1	5.2	5.4	0.8	0.8	0.3	0.1	0.0	0.2	0.1	0.9	0.9	3.0	1.9
Halifax	2.3	2.9	3.9	3.5	4.5	1.5	2.4	2.1	2.7	2.2	2.5	2.2	2.6	1.8	2.9	1.4	2.5	2.2	3.0	2.5
Hamilton	2.8	1.4	2.0	1.9	2.3	1.6	2.1	2.2	2.1	1.4	1.8	2.9	3.1	2.9	4.1	3.9	4.0	3.3	3.3	2.1
Kitchener	5.3	**	6.0	**	4.7	1.6	5.1	3.6	7.1	2.4	2.8	2.4	3.3	2.6	3.0	2.5	2.8	2.6	2.5	1.9
London	6.9	3.0	6.2	2.3	7.2	4.2	8.4	3.6	5.9	2.0	2.8	2.2	2.8	1.3	1.8	1.6	1.8	2.1	3.4	4.1
Montréal	7.9	6.2	7.0	4.4	5.6	3.0	3.9	2.0	2.6	1.2	1.1	0.7	0.6	1.3	1.4	3.5	3.4	5.5	4.4	4.6
Oshawa	**	**	**	**	**	**	**	**	**	**	**	**	**	**	0.7	2.0	2.0	1.5	1.4	3.6
Ottawa-Hull	2.1	1.3	2.0	1.7	2.4	1.6	2.1	1.9	3.2	2.5	2.1	2.3	2.5	3.1	2.8	2.5	2.5	2.6	3.0	4.1
Ottawa	2.1	1.2	2.0	1.5	2.1	1.5	2.0	1.9	3.5	2.5	2.0	2.0	1.9	1.9	1.7	1.2	2.5	1.3	2.2	3.2
Hull	1.3	2.9	2.8	3.2	4.3	2.8	2.6	2.2	1.8	2.2	3.0	4.3	5.7	8.7	7.6	8.5	8.0	8.1	6.9	8.2
Québec	3.7	1.9	4.9	4.3	7.0	5.5	5.5	3.1	4.3	1.6	1.1	1.5	0.9	0.8	0.9	1.1	1.6	3.5	3.0	4.0
Regina	10.7	**	6.5	**	3.1	1.0	1.6	1.0	0.7	0.1	0.1	0.0	0.4	0.1	0.4	1.1	2.4	1.9	3.5	1.8
St. Catharines-Niagara	**	**	**	**	2.8	3.3	3.3	4.4	5.2	3.5	3.1	2.6	2.8	1.2	1.9	1.1	1.8	1.5	2.2	2.0
St. John's	1.5	**	0.7	**	0.9	1.1	1.0	0.3	2.1	0.9	0.4	0.3	4.3	6.4	3.4	10.6	11.6	10.4	7.7	6.9
Saskatoon	20.7	**	3.6	**	8.7	0.5	6.4	0.3	1.7	0.2	0.5	0.0	0.1	0.1	0.1	0.2	3.0	6.1	3.3	0.8
Sudbury	20.3	**	16.4	**	4.9	0.5	9.8	0.3	10.7	4.4	2.5	1.0	0.7	1.2	0.9	1.0	0.8	0.7	9.9	5.4
Thunder Bay	0.3	**	0.3	**	0.6	0.8	1.5	0.9	1.7	0.4	0.6	1.5	1.2	0.2	1.0	0.2	0.8	1.0	1.1	1.2
Toronto	**	**	**	**	0.6	2.3	1.8	1.4	0.9	0.9	1.0	0.4	1.2	1.0	1.0	0.9	0.8	0.7	1.1	1.0
Vancouver	2.5	2.4	2.7	3.2	2.9	0.8	0.8	0.9	0.9	0.4	0.6	1.5	0.4	0.6	1.6	1.5	1.4	1.3	0.9	1.0
Victoria	2.5	2.0	3.9	2.6	2.3	0.5	0.9	0.3	0.3	0.1	0.2	0.1	0.4	0.6	1.6	1.5	4.4	1.3	1.7	0.2
Windsor	5.2	**	4.1	**	3.0	0.8	1.4	0.3	0.5	0.1	0.3	3.5	3.0	0.5	2.9	2.5	0.7	1.2	1.4	1.3
Winnipeg	0.9	1.7	1.8	1.7	1.4	2.6	2.7	1.9	2.9	2.4	1.5	1.9	1.5	1.3	1.5	1.8	1.6	3.5	4.3	4.5
Winnipeg	2.5	3.3	3.4	5.5	5.1	4.2	3.9	3.3	2.6	1.5	1.5	1.9	1.5	1.3	1.2	1.8	1.6	3.5	4.3	4.5
TOTAL (1)	4.7	3.6	4.8	3.7	4.3	2.7	3.3	2.1	2.4	1.2	1.2	1.2	1.1	1.3	1.5	2.2	2.2	3.0	2.9	2.8

(1) Weighted Average of Metropolitan Areas Surveyed. / Moyenne pondérée des régions métropolitaines faisant l'objet du relevé.
 ** Not available. / Non disponible.

TABLE II

VACANCY RATES IN APARTMENT STRUCTURES
OF SIX UNITS AND OVER
PRIVATELY INITIATED

TORONTO

METROPOLITAN AREA

1970 - 1979

(PER CENT)

Period	Structure Size - In Dwelling Units								
	6-9	10-19	20-29	30-49	50-99	100-199	200+	Total	20 +
1970 - June	1.8	2.2	1.4	2.1	2.0	4.5	3.0	2.8	2.9
- Dec.	1.4	1.6	1.3	1.4	2.1	3.9	3.8	2.7	2.9
1971 - June	1.9	2.4	1.3	2.3	2.0	3.2	5.0	3.0	3.1
- Dec.	1.9	2.5	1.8	2.0	2.6	3.9	5.9	3.6	3.7
1972 - June	1.5	2.4	2.1	2.4	3.0	3.5	4.7	3.3	3.5
- Dec.	1.7	1.5	1.1	1.6	1.8	2.5	4.0	2.5	2.6
1973 - June	2.2	1.9	1.2	1.6	1.7	2.0	3.0	2.1	2.1
- Dec.	0.8	1.5	0.9	1.3	1.2	1.6	2.1	1.5	1.6
1974 - June	0.8	1.0	1.0	1.1	0.7	0.9	1.6	1.0	1.1
- Dec.	0.7	0.5	0.6	0.8	0.7	1.0	1.7	1.1	1.1
1975 - Apr.	0.3	0.4	1.1	0.8	0.9	1.0	1.9	1.1	1.2
- Oct.	0.7	1.1	1.1	1.3	1.4	1.5	2.8	1.8	1.8
1976 - Apr.	0.7	1.6	1.1	1.5	0.9	1.4	1.8	1.4	1.4
- Oct.	0.9	1.1	1.1	1.1	1.0	1.0	1.6	1.2	1.2
1977 - Apr.	0.7	1.2	1.3	1.4	1.0	0.9	1.5	1.2	1.2
- Oct.	0.5	0.9	1.3	1.1	0.9	1.0	1.1	1.0	1.0
1978 - Apr.	0.5	1.1	1.7	1.1	0.8	0.7	0.8	0.9	0.9
- Oct.	0.9	1.0	0.7	0.9	0.7	0.8	0.9	0.8	0.8
1979 - Apr.	1.2	1.0	1.9	1.1	0.9	1.2	1.3	1.2	1.2
- Oct.	1.2	1.2	1.0	1.2	0.8	1.0	1.4	1.2	1.1

*** Not available.

The definition of vacant is "a dwelling unit that is available for immediate rental and physically unoccupied at the time of enumeration".

TABLE III

VACANCY RATES IN APARTMENT STRUCTURES
OF SIX UNITS AND OVER
PRIVATELY INITIATED

TORONTO

METROPOLITAN AREA

1977 - 1979

(PER CENT)

Area	1977		1978		1979				
	Apr.	Oct.	Apr.	Oct.	Apr.	October			
						Completed prior to Apr. 1978	Completed during Apr. 1978 to Mar. 1979	Total	
Toronto City:									
Central Park - Zone 1	1.3	0.8	1.2	0.9	2.0	0.6	8.0	1.0	
Easterly Part - Zone 2	0.9	0.5	1.1	0.3	0.8	0.9	**	1.0	
Northerly Part - Zone 3	0.4	0.3	0.2	0.1	0.3	0.2	**	0.2	
Westerly Part - Zone 4	2.1	1.7	1.0	1.7	2.0	2.1	0.0	2.1	
Sub-Total	1.1	0.8	0.7	0.7	1.3	0.8	7.7	0.9	
Etobicoke Borough:									
Northerly Part - Zone 5	0.9	1.2	1.2	0.6	1.3	1.0	**	2.1	
Southerly Part - Zone 6	1.1	0.9	0.9	1.0	1.1	0.9	-	0.9	
Sub-Total	1.0	1.1	1.1	0.7	1.3	0.9	**	1.7	
Scarborough Borough									
- Zone 7	1.9	1.9	1.2	1.4	1.5	1.3	10.2	1.6	
York Borough - Zone 8	2.2	1.5	1.6	1.1	1.2	1.2	-	1.2	
East York Borough - Zone 9	1.1	0.6	0.7	0.6	0.8	1.0	-	1.0	
North York Borough:									
Easterly Part - Zone 10	0.8	0.8	0.9	0.6	0.9	0.7	-	0.7	
Westerly Part - Zone 11	1.0	0.9	0.6	0.8	1.0	1.3	**	1.3	
Sub-Total	0.9	0.9	0.8	0.7	1.0	1.0	**	1.0	
TOTAL METROPOLITAN MUNICIPALITY									
	1.2	1.0	0.9	0.8	1.2	1.0	13.0	1.1	

** Not available.

The definition of vacant is "a dwelling unit that is available for immediate rental and physically unoccupied at the time of enumeration".

Table III (Cont'd)

TABLE III (Cont'd)

VACANCY RATES IN APARTMENT STRUCTURES
OF SIX UNITS AND OVER
PRIVATELY INITIATED

TORONTO

METROPOLITAN AREA

1977 - 1979

(PER CENT)

Area	1977		1978		1979			
	Apr.	Oct.	Apr.	Oct.	Apr.	October		
						Completed prior to Apr. 1978	Completed during Apr. 1978 to Mar. 1979	Total
Remainder of Census Metropolitan Area:								
Mississauga City								
- Zone 12	1.3	0.8	0.8	1.0	1.3	1.3	2.3	1.3
Oakville Town - Zone 15	0.5	1.2	0.8	0.5	0.7	0.6	-	0.6
Brampton City - Zone 16	1.2	0.7	0.4	0.5	1.1	0.9	**	0.9
Sub-Total	**	**	0.7	0.9	1.2	1.1	1.9	1.2
Caledon Town								
Vaughan Town								
King Twp. - Zone 17	**	**	**	**	**	**	-	**
Richmond Hill - Zone 18	0.2	0.3	0.3	0.2	0.4	0.1	**	0.1
Ajax Town								
Aurora Town								
East Gwillimbury Twp.								
Newmarket Town								
Pickering Town								
Whitchurch-Stouffville Twp. - Zone 19	1.2	0.6	1.9	3.0	1.3	2.3	**	2.2
Markham Town - Zone 20	1.6	1.3	0.0	0.3	0.9	0.8	-	0.8
Total - Remaining Part	1.1	0.8	0.7	0.9	1.2	1.1	1.7	1.2
(CENSUS AREA) METROPOLITAN TORONTO	1.2	1.0	0.9	0.8	1.2	1.0	9.8	1.2

** Not available.

The definition of vacant is "a dwelling unit that is available for immediate rental and physically unoccupied at the time of enumeration".

Zones 13 and 14 deleted from the CMA due to 1976 Census changes.

TABLE IV

VACANCY RATES IN APARTMENT STRUCTURES OF SIX UNITS AND OVER
PRIVATELY INITIATED BY SIZE OF STRUCTURE

TORONTO

METROPOLITAN AREA

1979

(PER CENT)

Area	NUMBER OF UNITS																	
	6-9		10-19		20-29		30-49		50-99		100-199		200 +		Total		20 +	
	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.
Metropolitan Municipality:																		
Toronto City:																		
Central Part	1.1	0.0	1.0	2.2	8.1	1.9	2.6	0.8	1.7	0.6	1.3	0.6	1.9	1.2	2.0	1.0	2.1	1.0
Easterly Part	2.3	2.5	0.4	0.4	0.4	1.9	1.5	1.3	0.7	0.0	-	**	0.2	0.5	0.8	1.0	0.7	0.9
Northerly Part	1.7	0.8	0.4	0.7	0.4	0.0	0.3	0.3	0.2	0.2	0.1	0.0	0.3	0.1	0.3	0.2	0.2	0.1
Westerly Part	1.3	1.0	3.2	2.3	2.8	0.5	4.1	3.5	1.1	1.6	0.9	0.9	1.9	2.8	2.0	2.1	1.9	2.2
Sub-Total	1.4	0.9	1.5	1.5	2.9	0.9	1.6	1.1	0.9	0.6	0.6	0.3	1.3	1.1	1.3	0.9	1.2	0.9
Etobicoke Borough:																		
Northerly Part	0.0	0.0	1.0	1.1	0.0	0.0	0.5	0.5	0.4	0.9	1.4	0.6	2.3	5.6	1.3	2.1	1.4	2.2
Southerly Part	1.5	0.0	1.0	2.2	1.0	0.9	1.4	1.4	1.3	0.6	0.3	0.3	-	-	1.1	0.9	1.0	0.9
Sub-Total	1.2	0.0	1.0	1.6	0.8	0.7	1.0	1.0	0.8	0.8	1.2	0.6	2.3	5.6	1.3	1.7	1.3	1.8
Scarborough Borough																		
- Zone 7	0.7	11.0	0.2	0.5	1.4	1.7	1.2	1.6	1.0	0.9	2.3	1.8	0.9	1.5	1.5	1.6	1.6	1.5
- Zone 8	2.6	2.1	2.8	0.8	3.8	1.9	0.6	1.5	0.4	0.4	0.2	0.4	1.5	1.8	1.2	1.2	1.1	1.1
- Zone 9	1.1	2.1	0.8	1.9	0.3	0.7	1.0	1.0	1.1	1.3	0.6	0.6	0.6	0.9	0.8	1.0	0.7	0.9
North York Borough:																		
Easterly Part	0.0	0.0	0.0	0.9	0.0	0.0	0.2	0.4	0.7	0.9	0.5	0.8	1.3	0.5	0.9	0.7	0.9	0.7
Westerly Part	0.3	1.0	0.6	0.6	0.6	0.8	1.4	1.8	0.6	0.8	1.3	1.3	1.2	1.8	1.0	1.3	1.1	1.4
Sub-Total	0.3	0.8	0.4	0.7	0.4	0.5	1.0	1.3	0.7	0.8	1.0	1.1	1.3	1.1	1.0	1.0	1.0	1.1
TOTAL	1.2	1.3	1.1	1.2	2.0	1.0	1.2	1.2	0.8	0.8	1.1	0.9	1.3	1.5	1.2	1.1	1.2	1.1
METROPOLITAN MUNICIPALITY																		

TABLE IV (Cont'd)

VACANCY RATES IN APARTMENT STRUCTURES OF SIX UNITS AND OVER
PRIVATELY INITIATED BY SIZE OF STRUCTURE

TORONTO
METROPOLITAN AREA

1979

(PER CENT)

Area	NUMBER OF UNITS																
	6-9		10-19		20-29		30-49		50-99		100-199		200 +		Total		20 +
	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.	
Remainder of Census Metropolitan Area:																	
Mississauga City - Zone 12	0.0	1.5	0.5	0.5	1.5	0.0	0.2	0.9	1.5	1.8	1.3	1.4	1.5	0.9	1.3	1.3	1.3
Oakville Town - Zone 15	0.0	0.0	0.7	4.1	**	0.0	0.3	0.4	0.4	0.4	1.4	0.2	-	-	0.7	0.6	0.3
Brampton City - Zone 16	0.0	0.0	0.0	0.0	1.5	1.5	0.9	1.1	0.3	0.1	1.9	1.6	-	**	1.1	0.9	0.9
Sub-Total	0.0	1.1	0.5	1.4	1.3	0.2	0.4	0.8	1.2	1.3	1.4	1.4	1.5	0.8	1.2	1.2	1.2
Caledon Town																	
Vaughan Town																	
King Twp.	**	**	**	**	-	-	-	-	-	-	-	-	-	-	**	**	-
Richmond Hill	-	-	0.0	0.0	0.0	0.0	1.0	0.3	0.3	0.0	**	**	-	-	0.4	0.1	0.1
Ajax Town																	
Aurora Town																	
East Gwillimbury Twp.																	
Newmarket Town																	
Pickering Town																	
Whitchurch-Stouffville Twp.																	
- Zone 19	7.3	0.0	0.0	0.0	0.0	1.0	3.4	9.4	0.4	0.1	-	-	-	-	1.3	2.2	1.3
Markham Town	-	-	**	**	**	**	**	**	3.7	3.3	0.0	0.0	-	-	0.9	0.8	0.8
Total - Remaining Part	0.9	0.9	0.3	1.0	0.9	0.3	0.7	1.6	1.1	1.2	1.3	1.2	1.5	0.8	1.2	1.2	1.2
(CENSUS AREA)																	
METROPOLITAN TORONTO	1.2	1.2	1.0	1.2	1.9	1.0	1.1	1.2	0.9	0.8	1.2	1.0	1.3	1.4	1.2	1.2	1.1

**** Not available.**

** NOT available.
 The definition of vacant is "a dwelling unit that is available for immediate rental and physically unoccupied at the time of enumeration".
 Zones 13 and 14 deleted from the CMA due to 1976 Census changes.

TABLE V

VACANCY RATES IN APARTMENT STRUCTURES OF SIX UNITS AND OVER
PRIVATELY INITIATED, BY NUMBER OF BEDROOMS

TORONTO

METROPOLITAN AREA

1979

(PER CENT)

Area	Number of Bedrooms									
	Bachelor		One		Two		Three or more		Total	
	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.
Metropolitan Municipality:										
Toronto City:										
Central Part - Zone 1	4.2	1.0	1.4	1.2	1.0	0.8	2.9	1.3	2.0	1.0
Easterly Part - Zone 2	1.0	3.2	0.6	0.4	0.8	0.6	2.8	0.0	0.8	1.0
Northerly Part - Zone 3	0.6	0.2	0.2	0.2	0.1	0.1	0.2	0.3	0.3	0.2
Westerly Part - Zone 4	4.7	5.3	1.9	1.6	0.3	0.6	0.4	2.2	2.0	2.1
Sub-Total	2.9	1.7	1.0	0.8	0.5	0.5	1.0	1.0	1.3	0.9
Etobicoke Borough:										
Northerly Part - Zone 5	0.4	0.0	0.7	0.4	1.5	1.7	1.9	6.1	1.3	2.1
Southerly Part - Zone 6	2.9	4.0	1.0	0.9	0.8	0.2	1.3	0.4	1.1	0.9
Sub-Total	2.3	3.3	0.9	0.7	1.3	1.3	1.9	5.7	1.3	1.7
Scarborough Borough:										
- Zone 7	1.3	2.0	0.7	1.0	1.3	1.6	5.5	3.8	1.5	1.6
York Borough - Zone 8	1.0	0.6	1.6	1.2	0.7	1.1	1.9	2.9	1.2	1.2
East York Borough - Zone 9	1.2	0.7	0.9	1.1	0.5	0.7	0.4	2.4	0.8	1.0
North York Borough:										
Easterly Part - Zone 10	0.0	0.0	0.8	0.4	0.7	0.5	1.5	1.8	0.9	0.7
Westerly Part - Zone 11	1.5	3.2	1.1	1.2	1.0	1.3	1.1	1.9	1.0	1.3
Sub-Total	1.0	2.3	1.0	0.8	0.9	0.9	1.3	1.9	1.0	1.0
TOTAL METROPOLITAN MUNICIPALITY	2.5	1.7	1.0	0.9	0.9	1.0	2.0	2.9	1.2	1.1

** Not available.

The definition of vacant is "a dwelling unit that is available for immediate rental and physically unoccupied at the time of enumeration".

Table V (Cont'd)

TABLE V (Cont'd)

VACANCY RATES IN APARTMENT STRUCTURES OF SIX UNITS AND OVER
PRIVATELY INITIATED, BY NUMBER OF BEDROOMS

TORONTO

METROPOLITAN AREA

1979

(PER CENT)

Area	Number of Bedrooms									
	Bachelor		One		Two		Three or more		Total	
	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.
Remainder of Census Metropolitan Area										
Mississauga City - Zone 12	1.3	0.7	0.9	0.6	1.3	1.4	2.8	4.2	1.3	1.3
Oakville Town - Zone 15	0.0	2.7	0.6	0.9	0.6	0.3	2.2	0.7	0.7	0.6
Brampton City - Zone 16	0.0	1.3	0.5	0.4	1.1	0.7	4.4	3.8	1.1	0.9
Sub-Total	0.9	1.1	0.8	0.6	1.2	1.1	3.0	3.7	1.2	1.2
Caledon Town										
Vaughan Town										
King Twp. - Zone 17	-	-	**	**	**	**	-	-	**	**
Richmond Hill - Zone 18	2.3	0.0	0.9	0.0	0.0	0.2	0.0	0.0	0.4	0.1
Ajax Town										
Aurora Town										
East Gwillimbury Twp.										
Newmarket Town										
Pickering Town										
Whitchurch-Stouffville Twp. - Zone 19	2.2	0.0	0.4	0.2	1.6	3.9	2.7	0.0	1.3	2.2
Markham Town - Zone 20	0.0	0.0	1.2	1.0	0.5	0.7	1.9	0.0	0.9	0.8
Total - Remaining Part	1.0	1.0	0.8	0.6	1.1	1.2	2.9	3.4	1.2	1.2
(CENSUS AREA)										
METROPOLITAN TORONTO	2.5	1.6	1.0	0.9	0.9	1.0	2.1	3.0	1.2	1.2

** Not available.

The definition of vacant is "a dwelling unit that is available for immediate rental and physically unoccupied at the time of enumeration".

Zones 13 and 14 deleted from CMA due to 1976 Census changes.

A P P E N D I X

Rental Ranges of Occupied and Vacant Units

Toronto Census Metropolitan Area - October 1979

CAUTION:

Figures shown are not necessarily representative of the private rental market as a whole as no attempt has been made to adjust the sample to the total universe. Please read Table footnotes carefully.

BACHELOR UNITS
RENTAL RANGES IN THE SAMPLE OF PRIVATELY INITIATED
APARTMENT STRUCTURES OF SIX UNITS AND OVER

TORONTO CENSUS METROPOLITAN AREA

ACTUAL DISTRIBUTION OF APARTMENT UNITS BY RENTAL RANGE IN DOLLARS

	99	119	139	159	179	199	219	239	259	279	299	319	339	359	419	TOTAL AVG. UNITS RENT	PCT CHG 6 MO 12 MO
ZONE 1	3	1	13	114	164	233	523	1353	706	730	154	153	52	31	22	4252	239 7.4 9.8
ZONE 2	-	23	2	32	22	144	14	28	146	-	-	-	-	-	-	411	206 6.0 7.4
ZONE 3	-	8	20	14	60	268	634	781	1032	459	121	66	22	4	15	3504	237 3.0 9.1
ZONE 4	-	-	-	99	110	585	252	201	680	25	48	-	-	-	-	2000	217 -2.3 3.9
TORONTO CITY	3	32	35	259	356	1230	1423	2363	2564	1214	323	219	74	35	37	10167	233 4.5 8.9
ZONE 5	-	-	-	-	-	4	25	14	58	24	-	13	-	-	-	138	248 15.7 2.8
ZONE 6	-	-	4	-	19	225	47	35	-	-	-	-	-	-	-	330	195 4.7 20.8
ETOBICOKE	-	-	4	-	19	229	72	49	58	24	-	13	-	-	-	468	211 10.4 15.8
Z 7 SCARBORO	-	-	-	1	8	73	87	79	71	65	19	1	-	-	-	404	230 1.4 3.0
Z 8 YORK	-	-	1	27	44	154	208	135	63	50	-	-	-	-	-	682	212 6.2 4.0
Z 9 EAST YORK	-	1	-	2	21	111	370	89	3	121	-	-	80	-	-	798	229 3.8 8.4
ZONE 10	-	-	-	-	1	14	33	28	10	7	89	-	-	-	-	182	255 21.2 24.0
ZONE 11	-	-	-	85	30	82	106	63	138	16	-	-	-	-	-	520	210 15.9 14.9
NORTH YORK	-	-	-	85	31	96	139	91	148	23	89	-	-	-	-	702	221 18.4 18.4
METRO TORONTO	3	33	40	374	479	1893	2299	2806	2907	1497	431	233	154	35	37	13221	230 5.5 9.5
Z 12 MISSISSAUGA	-	1	-	2	33	111	251	82	10	28	-	-	-	-	-	518	210 0.9 6.0
Z 15 OAKVILLE	-	-	-	1	10	34	42	-	1	-	-	-	-	-	-	88	198 6.5 2.1
Z 16 BRAMPTON	-	2	4	5	4	17	42	33	48	-	-	-	-	-	-	155	218 8.1 12.7
ZONE 17	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	- 0.0 0.0
Z 18 RICHMOND HL	-	-	-	1	10	5	4	12	-	1	-	-	-	-	-	33	202 8.4 12.8
ZONE 19	-	-	1	1	1	5	2	-	-	-	-	-	-	-	-	10	182 21.3 13.4
Z 20 MARKHAM	-	-	-	-	-	4	1	-	4	-	-	-	-	-	-	9	219 4.2 5.3
TOTAL AREA	3	36	45	384	537	2069	2641	2933	2970	1526	431	233	154	35	37	14034	229 5.7 9.8

PERCENT
DISTRIBUTION

(-) NO UNITS IN STRUCTURES SAMPLED

NOTE : THE ABOVE TABLE ILLUSTRATES THE RANGES OF RENTALS BEING CHARGED FOR A SAMPLE OF PRIVATELY INITIATED APARTMENT STRUCTURES VISITED DURING THE APARTMENT VACANCY SURVEY. SINCE NO ATTEMPT HAS BEEN MADE TO ADJUST TO THE TOTAL UNIVERSE, THE FIGURES SHOWN ARE NOT NECESSARILY REPRESENTATIVE OF THE PRIVATE RENTAL MARKET AS A WHOLE.

ONE BEDROOM UNITS
RENTAL RANGES IN THE SAMPLE OF PRIVATELY INITIATED
APARTMENT STRUCTURES OF SIX UNITS AND OVER
TORONTO CENSUS METROPOLITAN AREA

ACTUAL DISTRIBUTION OF APARTMENT UNITS BY RENTAL RANGE IN DOLLARS

	79	119	139	159	179	199	219	239	259	279	299	319	339	359	379	399	419	439	459	479	499	ABOVE	TOTAL AVG.	PCT CHG		
	0	100	120	140	160	180	200	220	240	260	280	300	320	340	360	380	400	420	440	460	480	500	UNITS RENT	6 MO 12 MO		
ZONE 1	-	-	-	15	11	50	47	573	1065	811	1483	1330	719	1083	709	100	228	319	35	5	9	40	8632	310	6.9	12.2
ZONE 2	-	1	-	2	46	148	189	285	99	332	24	1	4	-	-	-	-	-	-	-	-	-	1131	234	-0.4	-2.5
ZONE 3	-	-	-	-	-	48	178	520	963	1887	1736	2292	418	801	503	105	314	152	15	-	-	26	9958	300	4.3	8.3
ZONE 4	-	-	-	-	22	208	318	1029	1336	1130	229	1614	32	126	-	-	-	-	-	-	-	-	6044	266	10.5	3.7
TORONTO CITY	-	1	-	17	79	454	732	2407	3463	4160	3472	5237	1173	2010	1212	205	542	471	50	5	9	66	25765	292	5.6	9.0
ZONE 5	-	-	-	11	-	21	40	322	511	559	1219	526	657	359	16	125	34	-	-	-	-	-	4400	294	6.1	6.3
ZONE 6	-	-	-	6	2	100	394	1046	364	465	-	113	-	-	-	-	-	-	-	-	-	-	2490	239	8.8	15.3
ETOBICOKE	-	-	-	17	2	121	434	1368	875	1024	1219	639	657	359	16	125	34	-	-	-	-	-	6890	274	7.5	9.7
Z 7 SCARBORO	-	-	-	-	-	79	476	1213	1932	2489	1123	279	352	444	1	-	-	-	-	2	-	-	8390	266	4.2	5.9
Z 8 YORK	-	-	-	6	31	103	253	634	785	727	562	375	149	63	-	-	82	74	90	-	-	-	3924	272	9.7	13.7
Z 9 EAST YORK	-	-	-	2	7	20	564	821	1202	2453	583	25	1088	-	-	416	-	-	-	-	-	-	7181	275	-0.4	6.7
ZONE 10	-	-	-	-	-	38	287	1704	2366	874	-	-	-	-	169	456	-	-	-	-	-	-	5894	277	2.8	8.5
ZONE 11	-	-	-	6	5	36	474	804	2618	1923	1740	1150	42	71	79	-	-	-	-	-	-	-	8948	268	6.1	8.0
NORTH YORK	-	-	-	6	5	36	512	1091	4322	4289	2614	1150	42	71	248	456	-	-	-	-	-	-	14842	271	4.1	6.1
METRO TORONTO	-	1	-	48	124	813	2971	7534	12579	15142	9573	7705	3461	2947	1477	1202	658	545	130	7	9	66	66992	280	5.1	8.8
Z 12 MISSISSAUGA	19	-	-	-	2	58	285	814	2444	1213	452	313	357	117	-	-	-	-	-	-	-	-	6074	261	0.3	6.9
Z 15 OAKVILLE	-	-	-	3	3	23	62	155	388	122	32	17	-	-	-	-	-	-	-	-	-	1	806	247	-1.3	2.0
Z 16 BRAMPTON	-	-	-	23	9	65	229	440	350	305	39	42	61	-	-	-	-	-	-	-	-	-	1563	244	1.3	6.5
ZONE 17	-	-	-	-	-	-	-	-	-	4	-	-	-	-	-	-	-	-	-	-	-	-	4	270	9.6	0.0
Z 18 RICHMOND HL	-	-	-	-	-	15	21	76	138	122	42	37	-	-	-	-	-	-	-	-	-	-	451	257	5.1	9.0
ZONE 19	-	-	2	1	7	21	6	163	95	63	1	-	-	-	-	-	-	-	-	-	-	-	359	238	6.0	4.8
Z 20 MARKHAM	-	-	-	-	1	-	-	-	199	2	153	-	-	-	-	-	-	-	-	-	-	-	355	267	7.0	11.8
TOTAL AREA	19	1	2	75	146	995	3574	9182	16193	16973	10292	8114	3879	3064	1477	1202	658	545	130	7	9	67	76604	277	4.1	8.5

PERCENT
DISTRIBUTION

(-) NO UNITS IN STRUCTURES SAMPLED

NOTE : THE ABOVE TABLE ILLUSTRATES THE RANGES OF RENTALS BEING CHARGED FOR A SAMPLE OF PRIVATELY INITIATED APARTMENT STRUCTURES VISITED DURING THE APARTMENT VACANCY SURVEY. SINCE NO ATTEMPT HAS BEEN MADE TO ADJUST TO THE TOTAL UNIVERSE, THE FIGURES SHOWN ARE NOT NECESSARILY REPRESENTATIVE OF THE PRIVATE RENTAL MARKET AS A WHOLE.

TORONTO CENSUS METROPOLITAN AREA

(-) NO UNITS IN STRUCTURES SAMPLED

NOTE : THE ABOVE TABLE ILLUSTRATES THE RANGES OF RENTALS BEING CHARGED FOR A SAMPLE OF PRIVATELY INITIATED APARTMENT STRUCTURES VISITED DURING THE APARTMENT VACANCY SURVEY. SINCE NO ATTEMPT HAS BEEN MADE TO ADJUST TO THE TOTAL UNIVERSE, THE FIGURES SHOWN ARE NOT NECESSARILY REPRESENTATIVE OF THE PRIVATE RENTAL MARKET AS A WHOLE.

THREE BEDROOM UNITS
RENTAL RANGES IN THE SAMPLE OF PRIVATELY INITIATED
APARTMENT STRUCTURES OF SIX UNITS AND OVER

TORONTO CENSUS METROPOLITAN AREA

ACTUAL DISTRIBUTION OF APARTMENT UNITS BY RENTAL RANGE IN DOLLARS

	119	139	179	239	259	279	299	319	339	359	379	399	419	439	459	479	499	ABOVE	TOTAL	AVG.	PCT
	100	120	160	220	240	260	280	300	320	340	360	380	400	420	440	460	480	500	UNITS	RENT	6 MO 12 MO
ZONE 1	-	-	-	-	-	-	-	1	-	2	4	11	1	2	2	5	54	254	336	498	6.9 16.4
ZONE 2	-	-	-	-	-	-	5	2	-	1	11	-	-	1	-	-	-	-	20	346	6.5 7.6
ZONE 3	-	-	-	-	-	-	3	2	10	43	95	15	50	48	10	37	10	304	627	453	-0.5 8.9
ZONE 4	-	-	-	8	-	1	10	18	16	6	-	11	12	5	-	-	51	58	196	428	35.2 4.3
TORONTO CITY	-	-	-	8	-	1	18	23	26	52	110	37	63	56	12	42	115	616	1179	460	3.2 10.4
ZONE 5	-	-	-	-	-	3	17	128	205	542	533	230	319	264	344	170	141	116	3012	397	3.5 4.4
ZONE 6	-	-	-	-	-	3	23	7	19	70	-	-	-	-	92	-	-	-	214	382	10.1 19.4
ETOBICOKE	-	-	-	-	-	6	40	135	224	612	533	230	319	264	436	170	141	116	3226	396	4.0 4.9
Z 7 SCARBORO	-	-	-	-	3	19	106	242	450	397	587	208	60	98	44	53	20	47	2334	361	3.0 6.7
Z 8 YORK	-	-	-	1	4	6	36	30	20	54	57	69	33	1	-	-	-	120	431	397	2.7 10.0
Z 9 EAST YORK	-	-	-	-	-	-	11	15	159	234	82	82	52	5	-	-	175	75	810	408	1.7 4.4
ZONE 10	-	-	-	-	-	8	17	360	231	271	840	182	260	-	-	-	-	254	2423	375	-1.0 7.4
ZONE 11	-	-	-	26	-	4	89	210	284	712	546	288	243	42	110	131	-	47	2732	369	5.7 8.4
NORTH YORK	-	-	-	26	-	12	106	570	515	983	1386	470	503	42	110	131	-	301	5155	372	1.8 7.7
METRO TORONTO	-	-	-	35	7	44	308	1011	1250	2257	2907	1096	1030	466	602	396	451	1275	13135	387	2.9 6.0
Z 12 MISSISSAUGA	2	1	1	-	1	46	91	132	334	307	198	125	42	41	70	-	76	-	1467	357	-0.9 7.9
Z 15 OAKVILLE	-	-	-	-	-	1	5	55	47	61	32	1	15	2	3	2	-	-	224	344	-2.4 -0.6
Z 16 BRAMPTON	-	-	-	-	12	17	58	9	24	48	61	48	2	-	-	-	-	-	279	337	10.7 4.3
ZONE 17	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.0 0.0
Z 18 RICHMOND HL	-	-	-	-	-	1	-	6	5	15	1	8	-	-	-	-	-	-	36	348	9.8 12.9
ZONE 19	-	-	-	-	-	6	-	19	66	25	5	-	4	-	-	-	-	-	125	332	1.6 -3.2
Z 20 MARKHAM	-	-	-	-	-	-	-	-	14	37	1	1	-	-	-	-	-	-	53	346	3.4 7.5
TOTAL AREA	2	1	1	35	20	115	462	1232	1740	2750	3205	1279	1093	509	675	398	527	1275	15319	382	2.6 6.2

PERCENT
DISTRIBUTION

(-) NO UNITS IN STRUCTURES SAMPLED

NOTE : THE ABOVE TABLE ILLUSTRATES THE RANGES OF RENTALS BEING CHARGED FOR A SAMPLE OF PRIVATELY INITIATED APARTMENT STRUCTURES VISITED DURING THE APARTMENT VACANCY SURVEY. SINCE NO ATTEMPT HAS BEEN MADE TO ADJUST TO THE TOTAL UNIVERSE, THE FIGURES SHOWN ARE NOT NECESSARILY REPRESENTATIVE OF THE PRIVATE RENTAL MARKET AS A WHOLE.

UNITS WITH 4 OR MORE BEDROOMS
RENTAL RANGES IN THE SAMPLE OF PRIVATELY INITIATED
APARTMENT STRUCTURES OF SIX UNITS AND OVER

TORONTO CENSUS METROPOLITAN AREA

ACTUAL DISTRIBUTION OF APARTMENT UNITS BY RENTAL RANGE IN DOLLARS

	119 100	319 300	359 340	379 360	419 400	439 420	459 440	ABOVE 500	TOTAL AVG. UNITS RENT	PCT CHG 6 MO 12 MO
	---	---	---	---	---	---	---	---	---	---
ZONE 1	-	-	-	-	-	-	-	1	1 510	0.0 8.5
ZONE 2	-	-	-	-	-	-	-	-	-	0.0 0.0
ZONE 3	-	-	-	-	-	-	-	23	23 510	0.0 8.5
ZONE 4	-	-	-	-	-	-	-	-	-	0.0 0.0
TORONTO CITY	-	-	-	-	-	-	-	24	24 510	0.0 8.5
ZONE 5	-	-	-	-	-	-	-	-	-	0.0 0.0
ZONE 6	-	-	-	-	-	-	-	-	-	0.0 0.0
ETOBICOKE	-	-	-	-	-	-	-	-	-	0.0 0.0
Z 7 SCARBORO	-	-	1	-	1	-	-	-	2 380	-2.6 15.2
Z 8 YORK	-	-	-	-	-	-	-	-	-	0.0 0.0
Z 9 EAST YORK	-	-	-	-	3	-	-	-	3 410	0.0 0.0
ZONE 10	-	-	-	-	-	-	-	1	1 510	15.0 13.3
ZONE 11	-	1	-	2	-	1	12	1	17 435	7.1 17.5
NORTH YORK	-	1	-	2	-	1	12	2	18 439	6.8 14.6
METRO TORONTO	-	1	1	2	4	1	12	26	47 471	3.7 6.3
Z 12 MISSISSAUGA	1	-	-	1	-	-	-	-	2 240	-31.4 -44.2
Z 15 OAKVILLE	-	-	-	-	-	-	-	-	-	0.0 0.0
Z 16 BRAMPTON	-	-	-	-	-	-	-	-	-	0.0 0.0
ZONE 17	-	-	-	-	-	-	-	-	-	0.0 0.0
Z 18 RICHMOND HL	-	-	-	-	-	-	-	-	-	0.0 0.0
ZONE 19	-	-	-	-	-	-	-	-	-	0.0 0.0
Z 20 MARKHAM	-	-	-	-	-	-	-	-	-	0.0 0.0
TOTAL AREA	1	1	1	3	4	1	12	26	49 461	14.3 11.8

PERCENT DISTRIBUTION 2 2 2 6 8 2 24 53

(-) NO UNITS IN STRUCTURES SAMPLED

NOTE : THE ABOVE TABLE ILLUSTRATES THE RANGES OF RENTALS BEING CHARGED FOR A SAMPLE OF PRIVATELY INITIATED APARTMENT STRUCTURES VISITED DURING THE APARTMENT VACANCY SURVEY. SINCE NO ATTEMPT HAS BEEN MADE TO ADJUST TO THE TOTAL UNIVERSE, THE FIGURES SHOWN ARE NOT NECESSARILY REPRESENTATIVE OF THE PRIVATE RENTAL MARKET AS A WHOLE.



Central Mortgage
and Housing Corporation

Société centrale
d'hypothèques et de logement

Toronto Office

Bureau de Toronto

TORONTO OFFICE

650 Lawrence Ave., West
Toronto, Ontario
M6A 1B2

May 1980

RE: Rental Apartment Vacancy Survey
April 1980

We are pleased to provide you with the results of our semi-annual rental apartment vacancy survey conducted in the Toronto Census Metropolitan area.

The survey of apartment buildings containing six or more self-contained units covered on a sample basis those units completed prior to September 30, 1978 and all units completed in the period October 1, 1978 to September 30, 1979. Information was obtained through interviews with apartment owners and building superintendents. Approximately 209,700 units were sampled out of an estimated universe of 260,600 privately initiated units.

In addition to vacancy information, we also collected data on the rentals being charged for both occupied and vacant units in the survey. The results of these tabulations are shown in an Appendix to this report.

If this survey needs to be explained in any way, you may contact my office at 781-2451.

D.A. Hughes
Manager

650 Lawrence Ave. W.
Toronto, Ont.
M6A 1B2

650, av. Lawrence ouest
Toronto (Ont.)
M6A 1B2

ONTARIO RENTAL APARTMENT VACANCY SURVEYS

Survey Methodology

The CMHC Rental Apartment Vacancy Survey is conducted semi-annually and includes a sample of apartment buildings with six or more self-contained dwelling units which were completed and on the market at the end of September 1979. The survey is now being conducted in April and October each year rather than in June and December as was previously the case. In April, sixteen centres were surveyed in Ontario.

There are three universes* which comprise the total rental apartment universe. Apartments completed from October 1, 1978 to September 30, 1979 are the "new" universe. Apartments completed prior to this period are referred to as the "old" universe. In addition, publicly initiated apartments which were on the market prior to October 1979, are known as the "public" universe. Apartments completed during the period October 1, 1979 to March 31, 1980 are not included in the survey as a six month lapse is allowed for market absorption.

The definition of vacant is "a dwelling unit that is available for immediate rental and physically unoccupied at the time of enumeration."

Vacancy rates were calculated for apartment dwelling units by structure size, by period of construction, by geographical area and by number of bedrooms.

The total Ontario rental vacancy rate for the private universe was 2.1 percent in April 1980 and 2.0 percent in October 1979.

* The universe is the total inventory of dwelling units in buildings containing six units or more within the survey area.

Survey Results - Toronto Census Metropolitan Area, April 1980

The overall vacancy rate for privately initiated apartment structures of six or more units in April 1980 was 1.0 percent and represents a decline of 0.2 percentage points from the October 1979 rate of 1.2 percent.

In terms of structure size, the vacancy rate decreased in the 10 - 19, 30 - 49, 100 - 199, and 200+ unit categories, increased in the 6 - 9, and 20 - 29 unit categories, and remained unchanged in the 50 - 99 unit category.

Within the Census Metropolitan Area, the vacancy rate decreased in: zone 4 (Toronto West) to 1.8 percent from 2.1 percent; zone 7 (Scarborough) to 0.9 percent from 1.6 percent; zone 9 (East York) to 0.4 percent from 1.0 percent and zone 11 (North York West) to .8 percent from 1.3 percent. The vacancy rate increased in: zone 2 (Toronto City, East) from 1.0 percent to 2.3 percent; zone 5 (Etobicoke, north) from 2.1 percent to 2.3 percent; and in zone 20 (Markham) from 0.8 percent to 1.0 percent. In other areas the April 1980 vacancy rates were generally the same as October 1979 levels.

In terms of bedroom type, declines in the rates for one bedroom units (from 0.9% to 0.6%), two bedroom units (from 1.0% to 0.8%) and three or more bedroom units (from 3.0% to 2.4%) were offset by increases in the rate for bachelor units (from 1.6% to 2.4%).

The vacancy rate statistics for April 1980 indicates a continued tightening has taken place in the rental market in the Census Metropolitan Area. This tightening is more evident outside the Metro Toronto area and reverses the easing trend experienced between October 1978 and April 1979.

TABLE / TABLEAU I

VACANCY RATES IN APARTMENT STRUCTURES OF SIX UNITS AND OVER PUBLICLY AND PRIVATELY INITIATED, IN METROPOLITAN AREAS
TAUX D'OCCUPATION DANS LES IMMEUBLES D'APPARTEMENTS D'INITIATIVE PUBLIQUE ET PRIVÉE,
DE SIX LOGEMENTS ET PLUS, DANS LES RÉGIONS MÉTROPOLITAINES

1970 - 1980

(Per Cent / Pour cent)

Metropolitan Area Région métropolitaine	1970		1971		1972		1973		1974		1975		1976		1977		1978		1979		1980	
	June Juin	Dec. Déc.	June Juin	Dec. Déc.	June Juin	Dec. Déc.	June Juin	Dec. Déc.	June Juin	Dec. Déc.	Apr. Avr.	Oct. Oct.	Apr. Avr.	Oct. Oct.	Apr. Avr.	Oct. Oct.	Apr. Avr.	Oct. Oct.	Apr. Avr.	Oct. Oct.	Apr. Avr.	Oct. Oct.
Calgary	5.7	7.2	10.7	6.5	9.1	6.4	8.6	7.9	5.9	1.2	1.9	0.4	0.4	0.1	0.3	0.2	0.8	1.5	1.9	0.7	1.2	1.2
Chicoutimi-Jonquière	**	**	**	**	5.0	0.8	3.3	0.7	4.1	1.8	1.5	3.1	0.8	0.7	0.8	0.2	0.4	0.8	1.6	1.9	1.9	1.9
Edmonton	5.7	1.9	6.3	5.1	7.6	6.0	8.1	5.2	5.4	0.8	0.8	0.3	0.1	0.0	0.2	0.1	0.9	0.9	3.0	1.9	2.7	2.7
Halifax	2.3	2.3	3.9	3.5	4.5	1.5	2.4	2.1	2.1	2.2	2.5	2.2	2.6	1.6	2.9	1.4	2.5	2.2	3.0	2.5	2.5	2.5
Hamilton	2.8	1.4	2.0	1.9	2.3	1.6	2.1	2.2	2.1	1.4	1.8	2.9	3.1	2.9	4.1	3.9	4.0	3.3	3.3	2.1	1.9	1.9
Kitchener	5.3	**	6.0	**	4.7	1.6	5.1	3.6	7.1	2.4	2.8	7.4	3.3	2.6	3.0	2.5	2.8	2.6	2.5	3.9	2.1	2.1
London	8.9	3.0	8.2	2.3	7.2	4.2	8.4	3.6	5.9	3.0	2.8	2.2	2.8	1.1	1.8	1.6	1.8	2.1	3.4	4.1	5.3	5.3
Montréal	7.9	6.2	7.0	4.4	5.6	3.0	3.9	2.0	3.6	1.2	1.1	0.7	0.6	1.1	1.4	3.5	3.4	5.5	4.4	4.6	2.7	2.7
Oshawa	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**
Ottawa-Hull	2.1	1.3	7.0	1.7	2.4	1.6	2.1	1.9	3.2	7.5	2.1	2.4	2.5	3.1	3.8	2.5	2.5	1.4	1.8	3.6	2.6	2.6
Ottawa	2.1	1.2	7.0	1.5	2.1	1.5	2.0	1.9	3.2	2.5	2.0	2.0	1.3	1.9	1.7	1.2	1.2	1.3	2.2	4.1	3.4	3.4
Hull	1.3	2.9	2.8	3.2	4.3	2.8	2.6	2.2	1.8	2.2	3.0	4.3	5.7	8.7	7.8	5.5	8.0	8.1	6.9	8.2	7.7	7.7
Québec	3.7	1.9	8.9	4.3	7.0	5.5	5.5	3.1	4.3	1.6	1.1	1.5	0.9	0.2	0.9	1.8	1.6	3.5	3.0	4.0	2.6	2.6
Régina	13.7	**	8.5	**	3.1	1.0	1.6	1.0	9.7	9.1	0.1	0.0	0.0	0.0	0.4	1.1	2.4	1.9	3.5	1.8	2.0	2.0
St. Catharines-Niagara	**	**	**	**	2.8	3.3	3.3	4.4	5.2	3.5	3.1	2.8	2.8	1.1	1.9	1.1	1.8	1.5	2.2	2.0	2.8	2.8
Saint John	1.5	**	0.7	**	0.4	1.1	1.0	0.4	2.1	0.9	0.4	0.3	4.3	6.6	1.7	10.6	10.4	10.4	7.7	8.9	3.4	3.4
St. John's	20.7	**	1.6	**	0.9	0.0	0.3	0.3	5.8	2.3	0.5	2.9	2.4	1.8	3.4	1.5	6.8	7.9	5.7	9.8	1.5	1.5
Saskatoon	3.3	**	14.4	**	8.7	0.5	6.4	0.3	1.7	0.2	0.2	0.0	0.1	0.1	0.1	9.2	1.0	0.8	3.3	2.9	1.9	1.9
Sudbury	0.3	**	0.3	**	4.9	5.3	9.8	10.7	9.2	4.4	2.5	1.9	0.7	1.2	0.9	1.0	3.0	6.1	9.9	5.4	3.2	3.2
Thunder Bay	**	**	**	**	0.5	0.8	1.5	0.9	1.7	0.4	0.6	0.3	0.4	0.2	0.1	0.2	0.8	1.0	1.0	1.2	1.0	1.0
Toronto	2.5	2.4	2.7	3.2	2.9	2.3	1.8	1.4	0.9	0.9	1.0	1.5	1.2	1.0	1.0	0.9	0.8	0.7	1.1	1.0	1.1	1.1
Vancouver	2.5	2.0	3.9	2.6	2.3	0.5	0.9	0.3	0.3	0.1	0.2	0.1	0.4	0.5	1.6	1.5	1.4	1.3	0.9	0.2	0.1	0.1
Victoria	5.2	**	4.1	**	3.0	0.8	1.4	0.3	0.5	0.1	0.3	0.1	0.3	0.5	2.9	2.5	4.4	1.2	1.7	0.1	0.1	0.1
Windsor	0.9	1.7	1.8	1.7	1.4	2.6	2.7	1.9	2.9	2.4	3.4	3.5	3.0	2.2	1.5	1.0	0.7	0.9	1.4	1.3	3.1	3.1
Winnipeg	2.5	3.3	3.4	5.5	5.1	4.2	3.9	3.3	2.6	1.5	1.5	1.9	1.5	1.3	1.2	1.8	1.6	3.5	4.3	4.5	4.3	4.3
TOTAL (1)	4.7	3.6	4.8	3.7	4.3	2.7	3.3	2.1	2.4	1.2	1.2	1.2	1.1	1.3	1.5	2.2	2.2	3.0	2.9	2.8	2.5	2.5

(1) Weighted Average of Metropolitan Areas Surveyed. / Moyenne pondérée des régions métropolitaines faisant l'objet du relevé.

** Not available. / Non disponible.

TABLE II
VACANCY RATES IN APARTMENT STRUCTURES
OF SIX UNITS AND OVER
PRIVATELY INITIATED
TORONTO
METROPOLITAN AREA
1970 - 1980
(PER CENT)

Period	Structure Size - In Dwelling Units								
	6-9	10-19	20-29	30-49	50-99	100-199	200+	Total	20 +
1970 - June	1.8	2.2	1.4	2.1	2.0	4.5	3.0	2.8	2.9
- Dec.	1.4	1.6	1.3	1.4	2.1	3.9	3.8	2.7	2.9
1971 - June	1.9	2.4	1.3	2.3	2.0	3.2	5.0	3.0	3.1
- Dec.	1.9	2.5	1.8	2.0	2.6	3.9	5.9	3.6	3.7
1972 - June	1.5	2.4	2.1	2.4	3.0	3.5	4.7	3.3	3.5
- Dec.	1.7	1.5	1.1	1.6	1.8	2.5	4.0	2.5	2.6
1973 - June	2.2	1.9	1.2	1.6	1.7	2.0	3.0	2.1	2.1
- Dec.	0.8	1.5	0.9	1.3	1.2	1.6	2.1	1.5	1.6
1974 - June	0.8	1.0	1.0	1.1	0.7	0.9	1.6	1.0	1.1
- Dec.	0.7	0.5	0.6	0.8	0.7	1.0	1.7	1.1	1.1
1975 - Apr.	0.3	0.4	1.1	0.8	0.9	1.0	1.9	1.1	1.2
- Oct.	0.7	1.1	1.1	1.3	1.4	1.5	2.8	1.8	1.8
1976 - Apr.	0.7	1.6	1.1	1.5	0.9	1.4	1.8	1.4	1.4
- Oct.	0.9	1.1	1.1	1.1	1.0	1.0	1.6	1.2	1.2
1977 - Apr.	0.7	1.2	1.3	1.4	1.0	0.9	1.5	1.2	1.2
- Oct.	0.5	0.9	1.3	1.1	0.9	1.0	1.1	1.0	1.0
1978 - Apr.	0.5	1.1	1.7	1.1	0.8	0.7	0.8	0.9	0.9
- Oct.	0.9	1.0	0.7	0.9	0.7	0.8	0.9	0.8	0.8
1979 - Apr.	1.2	1.0	1.9	1.1	0.9	1.2	1.3	1.2	1.2
- Oct.	1.2	1.2	1.0	1.2	0.8	1.0	1.4	1.2	1.1
1980 - Apr.	1.9	0.9	1.5	1.1	0.8	0.7	1.2	1.0	1.0
- Oct.									

** Not available.

The definition of vacant is "a dwelling unit that is available for immediate rental and physically unoccupied at the time of enumeration".

TABLE III

VACANCY RATES IN APARTMENT STRUCTURES
OF SIX UNITS AND OVER
PRIVATELY INITIATED

TORONTO
METROPOLITAN AREA

1978 - 1980

(PER CENT)

Area		1978		1979		1980		
		Apr.	Oct.	Apr.	Oct.	April		
						Completed Prior to Oct. 1978	Completed During Oct. 1978 to Sept. 1979	Total
Toronto City:								
Central Park	- Zone 1	1.2	0.9	2.0	1.0	0.9	7.8	1.2
Easterly Part	- Zone 2	1.1	0.3	0.8	1.0	2.3	-	2.3
Northerly Part	- Zone 3	0.2	0.1	0.3	0.2	0.3	0.0	0.3
Westerly Part	- Zone 4	1.0	1.7	2.0	2.1	1.8	**	1.8
Sub-Total		0.7	0.7	1.3	0.9	1.0	8.0	1.1
Etobicoke Borough:								
Northerly Part	- Zone 5	1.2	0.6	1.3	2.1	0.9	35.9	2.3
Southerly Part	- Zone 6	0.9	1.0	1.1	0.9	1.0	-	1.0
Sub-Total		1.1	0.7	1.3	1.7	0.9	35.9	1.9
Scarborough Borough								
	- Zone 7	1.2	1.4	1.5	1.6	0.8	8.3	0.9
York Borough	- Zone 8	1.6	1.1	1.2	1.2	1.2	-	1.2
East York Borough	- Zone 9	0.7	0.6	0.8	1.0	0.4	-	0.4
North York Borough:								
Easterly Part	- Zone 10	0.9	0.6	0.9	0.7	0.7	3.3	0.8
Westerly Part	- Zone 11	0.6	0.8	1.0	1.3	0.8	**	0.8
Sub-Total		0.8	0.7	1.0	1.0	0.8	1.9	0.8
TOTAL METROPOLITAN MUNICIPALITY		0.9	0.8	1.2	1.1	0.9	11.9	1.0

** Not available.

The definition of vacant is "a dwelling unit that is available for immediate rental and physically unoccupied at the time of enumeration".

Table III (Cont'd)

TABLE III (Cont'd)

VACANCY RATES IN APARTMENT STRUCTURES
OF SIX UNITS AND OVER
PRIVATELY INITIATED

TORONTO
METROPOLITAN AREA

1978 - 1980

(PER CENT)

Area	1978		1979		1980		
	Apr.	Oct.	Apr.	Oct.	April		
					Completed Prior to Oct. 1978	Completed During Oct. 1978 to Sept. 1979	Total
Remainder of Census Metropolitan Area:							
Mississauga City:							
- Zone 12	0.8	1.0	1.3	1.3	0.9	1.1	0.9
Oakville Town - Zone 15	0.8	0.5	0.7	0.6	0.1	**	0.5
Brampton City - Zone 16	0.4	0.5	1.1	0.9	0.9	0.0	0.7
Sub-Total	0.7	0.9	1.2	1.2	0.8	1.1	0.8
Caledon Town							
Vaughan Town							
King Twp. - Zone 17	**	**	**	**	**	-	**
Richmond Hill - Zone 18	0.3	0.2	0.4	0.1	0.2	**	0.2
Ajax Town							
Aurora Town							
East Gwillimbury Twp.							
Newmarket Town							
Pickering Town							
Whitchurch-Stouffville Twp. - Zone 19	1.9	3.0	1.3	2.2	2.2	**	2.1
Markham Town - Zone 20	0.0	0.3	0.9	0.8	1.0	-	1.0
Total - Remaining Part	0.7	0.9	1.2	1.2	0.9	1.1	0.9
(CENSUS AREA) METROPOLITAN TORONTO	0.9	0.8	1.2	1.2	0.9	6.9	1.0

** Not available.

The definition of vacant is "a dwelling unit that is available for immediate rental and physically unoccupied at the time of enumeration".

Zones 13 and 14 deleted from the CMA due to 1976 Census changes.

VACANCY RATES IN APARTMENT STRUCTURES OF SIX UNITS AND OVER
PRIVATELY INITIATED BY SIZE OF STRUCTURE

TORONTO
METROPOLITAN AREA

1979 - 1980
(PER CENT)

Area	NUMBER OF UNITS																	
	6-9		10-19		20-29		30-49		50-99		100-199		200 +		Total		20 +	
	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.
Metropolitan Municipality:																		
Toronto City:																		
- Zone 1	0.0	0.0	2.2	1.4	1.9	1.9	0.8	1.9	0.6	0.9	0.6	0.9	1.2	1.2	1.0	1.2	1.0	1.2
- Zone 2	2.5	1.3	0.4	1.3	1.9	9.9	1.3	1.5	0.0	0.5	**	**	0.5	0.4	1.0	2.3	0.9	2.5
- Zone 3	0.8	0.8	0.7	0.0	0.0	0.9	0.3	0.4	0.2	0.9	0.0	0.1	0.1	0.1	0.2	0.3	0.1	0.4
- Zone 4	1.0	2.9	2.3	2.3	0.5	1.6	3.5	2.9	1.6	1.5	0.9	1.2	2.8	1.6	2.1	1.8	2.2	1.6
Sub-Total	0.9	1.5	1.5	1.3	0.9	3.0	1.1	1.3	0.6	1.0	0.3	0.5	1.1	0.9	0.9	1.1	0.9	1.0
Etobicoke Borough:																		
- Zone 5	0.0	1.7	1.1	0.0	0.0	0.5	0.5	0.4	0.9	0.2	0.6	0.6	5.6	5.3	2.1	2.3	2.2	2.4
- Zone 6	0.0	2.5	2.2	1.6	0.9	0.3	1.4	1.2	0.6	0.6	0.3	0.3	-	-	0.9	1.0	0.9	0.7
Sub-Total	0.0	2.4	1.6	0.8	0.7	0.3	1.0	0.9	0.8	0.4	0.6	0.6	5.6	6.3	1.7	1.9	1.8	1.9
Scarborough Borough																		
- Zone 7	11.0	10.3	0.5	1.1	1.7	1.0	1.6	0.5	0.9	0.8	1.8	0.9	1.5	0.7	1.6	0.9	1.5	0.8
- Zone 8	2.1	3.2	0.8	2.1	1.9	1.7	1.5	1.8	0.4	0.8	0.4	0.6	1.8	0.5	1.2	1.2	1.1	1.0
- Zone 9	2.1	0.0	1.9	0.0	0.7	0.0	1.0	0.8	1.3	0.9	0.6	0.3	0.9	0.2	1.0	0.4	0.9	0.4
North York Borough:																		
- Zone 10	0.0	0.0	0.9	0.0	0.0	0.9	0.4	0.2	0.9	0.6	0.8	0.2	0.5	1.3	0.7	0.8	0.7	0.8
- Zone 11	1.0	1.0	0.6	0.6	0.8	0.2	1.8	0.9	0.8	0.5	1.3	1.1	1.8	0.7	1.3	0.8	1.4	0.8
Sub-Total	0.8	0.8	0.7	0.5	0.5	0.4	1.3	0.6	0.8	0.6	1.1	0.7	1.1	1.0	1.0	0.8	1.1	0.8
TOTAL METROPOLITAN MUNICIPALITY																		
	1.3	1.9	1.2	0.9	1.0	1.6	1.2	1.1	0.8	0.8	0.9	0.7	1.5	1.2	1.1	1.0	1.1	1.0

** Not available.
The definition of vacant is "a dwelling unit that is available for immediate rental and physically unoccupied at the time of enumeration".

Table IV (Cont'd)

TABLE IV (Cont'd)

VACANCY RATES IN APARTMENT STRUCTURES OF SIX UNITS AND OVER
PRIVATELY INITIATED BY SIZE OF STRUCTURE

(CENSUS AREA)

The definition of vacant is "a dwelling unit that is available for immediate rental and physically unoccupied at the time of enumeration". Zones 13 and 14 deleted from the CMA due to 1976 Census changes.

TABLE V

VACANCY RATES IN APARTMENT STRUCTURES OF SIX UNITS AND OVER
PRIVATELY INITIATED, BY NUMBER OF BEDROOMS

TORONTO
METROPOLITAN AREA

1979 - 1980

(PER CENT)

Area	Number of Bedrooms									
	Bachelor		One		Two		Three or more		Total	
	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.
Metropolitan Municipality:										
Toronto City:										
Central Part - Zone 1	1.0	2.7	1.2	0.6	0.8	0.7	1.3	1.7	1.0	1.2
Easterly Part - Zone 2	3.2	3.2	0.4	2.6	0.6	0.5	0.0	8.8	1.0	2.3
Northerly Part - Zone 3	0.2	0.9	0.2	0.1	0.1	0.5	0.3	0.2	0.2	0.3
Westerly Part - Zone 4	5.3	5.2	1.6	1.1	0.6	0.6	2.2	1.0	2.1	1.8
Sub-Total	1.7	2.7	0.8	0.7	0.5	0.6	1.0	0.9	0.9	1.1
Etobicoke Borough:										
Northerly Part - Zone 5	0.0	1.4	0.4	0.2	1.7	1.6	6.1	7.4	2.1	2.3
Southerly Part - Zone 6	4.0	4.0	0.9	1.1	0.2	0.4	0.4	0.0	0.9	1.0
Sub-Total	3.3	3.6	0.7	0.6	1.3	1.2	5.7	6.9	1.7	1.9
Scarborough Borough:										
- Zone 7	2.0	1.8	1.0	0.6	1.6	0.9	3.8	2.3	1.6	0.9
York Borough - Zone 8	0.6	2.0	1.2	1.2	1.1	0.8	2.9	1.3	1.2	1.2
East York Borough - Zone 9	0.7	0.8	1.1	0.4	0.7	0.4	2.4	0.5	1.0	0.4
North York Borough:										
Easterly Part - Zone 10	0.0	0.0	0.4	0.3	0.5	0.9	1.8	1.6	0.7	0.8
Westerly Part - Zone 11	3.2	2.1	1.2	0.6	1.3	0.8	1.9	1.1	1.3	0.8
Sub-Total	2.3	1.4	0.8	0.5	0.9	0.8	1.9	1.3	1.0	0.8
TOTAL METROPOLITAN MUNICIPALITY	1.7	2.5	0.9	0.6	1.0	0.8	2.0	2.5	1.1	1.0

** Not available.

The definition of vacant is "a dwelling unit that is available for immediate rental and physically unoccupied at the time of enumeration".

Table V (Cont'd)

TABLE V (Cont'd)

VACANCY RATES IN APARTMENT STRUCTURES OF SIX UNITS AND OVER
PRIVATELY INITIATED, BY NUMBER OF BEDROOMS

TORONTO
METROPOLITAN AREA

1979 - 1980

(PER CENT)

Area	Number of Bedrooms									
	Bachelor		One		Two		Three or more		Total	
	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.
Remainder of Census Metropolitan Area:										
Mississauga City - Zone 12	0.7	0.9	0.6	0.5	1.4	1.0	4.2	2.2	1.3	0.9
Oakville Town - Zone 15	2.7	0.0	0.9	0.0	0.3	0.5	0.7	2.1	0.6	0.5
Brampton City - Zone 16	1.3	0.0	0.4	0.9	0.7	0.6	3.8	1.3	0.9	0.7
Sub-Total	1.1	0.6	0.6	0.5	1.1	0.8	3.7	2.0	1.2	0.8
Caledon Town										
Vaughan Town										
King Twp. - Zone 17	-	**	**	**	**	**	-	-	**	**
Richmond Hill - Zone 18	0.0	2.3	0.0	0.0	0.2	0.2	0.0	0.0	0.1	0.2
Ajax Town										
Aurora Town										
East Gwillimbury Twp.										
Newmarket Town										
Pickering Town										
Whitchurch-Stouffville Twp.										
- Zone 19	0.0	2.3	0.2	0.6	3.9	3.3	0.0	0.0	2.2	2.1
Markham Town - Zone 20	0.0	0.0	1.0	1.2	0.7	0.9	0.0	1.9	0.8	1.0
Total - Remaining Part	1.0	0.8	0.6	0.5	1.2	0.9	3.4	1.9	1.2	0.9
(CENSUS AREA) METROPOLITAN TORONTO	1.6	2.4	0.9	0.6	1.0	0.8	3.0	2.4	1.2	1.0

** Not available.

The definition of vacant is "a dwelling unit that is available for immediate rental and physically unoccupied at the time of enumeration".

Zones 13 and 14 deleted from CMA due to 1976 Census changes.

A P P E N D I X

Rental Ranges of Occupied and Vacant Units

"Toronto Census Metropolitan Area" - April 1980

CAUTION:

Figures shown are not necessarily representative of the private rental market as a whole as no attempt has been made to adjust the sample to the total universe. Please read Table footnotes carefully.

ACTUAL DISTRIBUTION OF APARTMENT UNITS BY RENTAL RANGE IN DOLLARS

(-) NO UNITS IN STRUCTURES SAMPLED

NOTE : THE ABOVE TABLE ILLUSTRATES THE RANGES OF RENTALS BEING CHARGED FOR A SAMPLE OF PRIVATELY INITIATED APARTMENT STRUCTURES VISITED DURING THE APARTMENT VACANCY SURVEY. SINCE NO ATTEMPT HAS BEEN MADE TO ADJUST TO THE TOTAL UNIVERSE, THE FIGURES SHOWN ARE NOT NECESSARILY REPRESENTATIVE OF THE PRIVATE RENTAL MARKET AS A WHOLE.

ONE BEDROOM UNITS
RENTAL RANGES IN THE SAMPLE OF PRIVATELY INITIATED
APARTMENT STRUCTURES OF SIX UNITS AND OVER
TORONTO CENSUS METROPOLITAN AREA

ACTUAL DISTRIBUTION OF APARTMENT UNITS BY RENTAL RANGE IN DOLLARS

	79	99	119	139	159	179	199	219	239	259	279	299	319	339	359	379	399	419	439	459	479	499 ABOVE	TOTAL AVG.	PCT CHG
	0	80	100	120	140	160	180	200	220	240	260	280	300	320	340	360	380	400	420	440	460	480	500	6 MO 12 MO
ZONE 1	-	-	-	-	8	14	24	74	559	1866	1127	1775	1649	883	1423	501	649	200	133	45	170	12	95	11207 310 0.0 6.9
ZONE 2	-	-	-	5	-	14	90	244	347	193	169	222	215	201	15	1	7	-	11	-	-	-	-	1734 263 12.3 11.9
ZONE 3	-	-	-	-	-	-	32	177	349	1279	2018	1284	1842	1366	787	440	138	286	224	135	22	1	32	10212 305 1.6 5.9
ZONE 4	-	-	-	-	13	20	150	407	644	837	1635	997	954	151	442	20	2	-	-	-	-	-	-	6272 274 2.9 13.6
TORONTO CITY	-	-	-	5	21	48	296	902	1899	4175	4949	4278	4460	2601	2667	962	796	486	368	180	192	13	127	29425 298 1.7 7.4
ZONE 5	1	-	-	-	-	176	17	85	185	350	627	888	642	714	340	198	101	2	-	35	3	-	10	4374 297 0.8 7.0
ZONE 6	-	-	-	-	4	-	68	162	983	783	474	169	40	46	-	-	-	-	-	-	-	-	-	2729 247 3.3 12.4
ETOBICOKE	1	-	-	-	4	176	85	247	1168	1133	1101	1057	682	760	340	198	101	2	-	35	3	-	10	7103 278 1.2 8.8
Z 7 SCARBORO	-	-	-	-	-	1	1	196	616	1746	2326	1486	871	424	73	-	100	-	-	-	2	-	-	7852 275 3.2 7.5
Z 8 YORK	-	-	-	-	1	21	85	320	752	1132	749	721	467	207	82	220	-	-	16	-	-	-	-	4793 269 -1.2 8.4
Z 9 EAST YORK	-	-	-	-	-	12	22	116	610	1863	1393	1705	646	454	251	68	105	105	51	36	-	-	-	7437 281 2.4 1.9
ZONE 10	-	-	-	-	-	11	-	41	174	823	2719	1305	287	408	363	-	169	171	285	-	-	-	-	6756 293 5.7 8.7
ZONE 11	-	-	-	-	12	4	25	412	853	1971	2883	2306	1096	269	124	-	-	-	-	-	-	-	-	9955 271 1.4 7.6
NORTH YORK	-	-	-	-	23	4	25	453	1027	2794	5602	3611	1383	677	487	-	169	171	285	-	-	-	-	16711 280 3.2 8.1
METRO TORONTO	1	-	-	5	49	262	514	2234	6072	12843	16120	12868	8529	5123	3900	1448	1271	764	720	253	195	13	137	73321 286 2.2 7.4
Z 12 MISSISSAUGA	-	19	-	-	-	-	4	71	671	2015	1936	670	401	296	234	-	-	-	96	-	-	-	-	6413 271 3.8 4.1
Z 15 OAKVILLE	-	-	-	-	3	4	24	181	232	295	91	55	1	-	-	67	-	-	-	-	-	-	-	953 267 8.0 6.6
Z 16 BRAMPTON	-	-	-	-	9	3	-	104	269	530	330	257	99	94	-	-	-	-	-	-	-	-	-	1695 262 7.3 8.8
ZONE 17	-	-	-	-	-	-	-	4	6	-	-	-	-	-	-	-	-	-	-	-	-	-	-	10 242 -10.4 -1.8
Z 18 RICHMOND HL	-	-	-	-	-	15	11	35	82	160	64	11	-	-	-	-	-	-	-	-	-	-	-	378 262 1.9 7.0
ZONE 19	-	-	2	3	5	7	18	13	93	140	41	1	-	54	-	-	-	-	-	-	-	-	-	377 250 5.1 11.4
Z 20 MARKHAM	-	-	-	-	-	-	-	-	34	162	17	56	-	19	-	-	-	-	-	-	-	-	-	288 262 -2.0 4.9
TOTAL AREA	1	19	2	8	63	275	555	2457	7359	16010	18899	14007	9095	5587	4134	1515	1271	764	816	253	195	13	137	83435 283 2.5 7.2

PERCENT
DISTRIBUTION

(-) NO UNITS IN STRUCTURES SAMPLED

NOTE : THE ABOVE TABLE ILLUSTRATES THE RANGES OF RENTALS BEING CHARGED FOR A SAMPLE OF PRIVATELY INITIATED APARTMENT STRUCTURES VISITED DURING THE APARTMENT VACANCY SURVEY. SINCE NO ATTEMPT HAS BEEN MADE TO ADJUST TO THE TOTAL UNIVERSE, THE FIGURES SHOWN ARE NOT NECESSARILY REPRESENTATIVE OF THE PRIVATE RENTAL MARKET AS A WHOLE.

TWO BEDROOM UNITS
RENTAL RANGES IN THE SAMPLE OF PRIVATELY INITIATED
APARTMENT STRUCTURES OF SIX UNITS AND OVER
TORONTO CENSUS METROPOLITAN AREA

ACTUAL DISTRIBUTION OF APARTMENT UNITS BY RENTAL RANGE IN DOLLARS

	79	99	119	139	159	179	199	219	239	259	279	299	319	339	359	379	399	419	439	459	479	499	ABOVE	TOTAL AVG. UNITS RENT	PCT CHG. 6 MO 12 MO		
ZONE 1	-	-	-	-	-	-	7	3	3	20	25	171	276	586	368	375	326	278	132	188	617	123	431	3929	398	0.4	6.1
ZONE 2	-	-	6	2	2	2	1	14	43	85	87	32	16	7	182	33	32	66	-	2	-	-	-	610	315	8.5	14.3
ZONE 3	-	-	-	-	-	-	1	3	19	27	119	137	643	568	365	902	705	490	120	131	13	82	735	5060	383	2.3	3.5
ZONE 4	-	-	-	-	-	3	13	17	50	219	145	186	342	327	235	501	88	90	119	72	8	-	-	2415	334	5.6	13.0
TORONTO CITY	-	-	6	2	5	22	37	115	351	376	526	1277	1488	1150	1811	1151	924	371	393	638	205	1166	12014	375	2.8	5.9	
ZONE 5	-	-	-	-	-	-	126	-	13	94	389	927	986	1527	1030	849	859	695	440	358	-	-	136	8429	350	3.3	7.3
ZONE 6	-	-	-	-	-	9	-	54	25	205	746	646	504	267	9	116	-	-	-	-	-	-	-	2581	290	4.5	13.3
ETOBICOKE	-	-	-	-	-	9	126	54	38	299	1135	1573	1490	1794	1039	965	859	695	440	358	-	-	136	11010	336	3.4	8.3
Z 7 SCARBORO	-	-	-	-	-	-	-	17	177	312	1086	2714	2542	1628	963	1276	754	73	-	-	-	-	4	11546	317	3.9	7.5
Z 8 YORK	1	-	-	-	-	-	1	10	46	153	266	679	614	392	342	105	278	54	9	58	44	88	76	3216	330	2.7	9.5
Z 9 EAST YORK	-	-	-	-	-	1	8	1	18	141	558	697	667	771	561	282	187	210	243	94	114	113	188	4854	343	3.5	5.4
ZONE 10	-	-	-	-	-	-	-	-	-	29	587	1306	2927	1759	1247	593	71	796	-	-	270	-	338	9923	337	4.6	7.0
ZONE 11	2	-	-	-	-	-	15	20	153	285	921	2080	3426	3176	893	538	224	191	65	-	-	103	-	12092	317	2.2	8.7
NORTH YORK	2	-	-	-	-	-	15	20	153	314	1508	3386	6353	4935	2140	1131	295	987	65	-	270	103	338	22015	326	3.4	7.9
METRO TORONTO	3	-	6	2	15	172	139	547	1570	4929	9575	12943	11008	6195	5570	3524	2943	1128	903	1066	509	1908	64655	337	3.3	7.9	
Z 12 MISSISSAUGA	-	-	-	-	-	-	-	-	32	249	850	2483	1884	1307	524	330	407	260	-	-	-	-	261	8587	319	5.4	5.0
Z 15 OAKVILLE	-	1	-	-	-	-	6	-	33	79	140	196	530	114	117	12	84	34	56	-	-	-	19	1421	317	9.5	11.2
Z 16 BRAMPTON	-	-	-	20	-	-	-	35	58	241	391	480	171	500	127	396	-	-	-	-	-	-	-	2419	305	6.9	10.0
ZONE 17	-	-	-	-	-	-	-	-	-	2	7	-	-	-	-	-	-	-	-	-	-	-	-	9	266	-2.4	6.2
Z 18 RICHMOND HL	-	-	-	-	-	-	-	-	49	41	42	124	85	97	22	-	-	-	-	-	-	-	-	460	293	0.5	8.2
ZONE 19	-	-	-	-	-	6	2	17	6	171	49	151	46	193	-	-	33	-	-	-	-	-	-	674	292	4.3	8.0
Z 20 MARKHAM	-	-	-	-	-	-	-	-	15	2	-	147	190	38	-	32	-	-	-	-	-	-	-	416	306	1.3	4.7
TOTAL AREA	3	1	6	22	21	180	191	740	2355	6408	13156	15849	13249	6985	6340	4048	3237	1184	903	1066	509	2188	78641	333	3.7	7.7	
PERCENT DISTRIBUTION																											

PERCENT
DISTRIBUTION

(-) NO UNITS IN STRUCTURES SAMPLED

NOTE : THE ABOVE TABLE ILLUSTRATES THE RANGES OF RENTALS BEING CHARGED FOR A SAMPLE OF PRIVATELY INITIATED APARTMENT STRUCTURES VISITED DURING THE APARTMENT VACANCY SURVEY SINCE NO ATTEMPT HAS BEEN MADE TO ADJUST TO THE TOTAL UNIVERSE, THE FIGURES SHOWN ARE NOT NECESSARILY REPRESENTATIVE OF THE PRIVATE RENTAL MARKET AS A WHOLE.

THREE BEDROOM UNITS
RENTAL RANGES IN THE SAMPLE OF PRIVATELY INITIATED
APARTMENT STRUCTURES OF SIX UNITS AND OVER

TORONTO CENSUS METROPOLITAN AREA

ACTUAL DISTRIBUTION OF APARTMENT UNITS BY RENTAL RANGE IN DOLLARS

	79	179	199	219	239	259	279	299	319	339	359	379	399	419	439	459	479	499	ABOVE	TOTAL AVG.	PCT CHG.
	0	160	180	200	220	240	260	280	300	320	340	360	380	400	420	440	460	480	500	UNITS RENT	6 MO 12 MO
ZONE 1	-	-	-	-	-	-	-	1	1	3	7	19	39	58	12	20	8	4	297	469 472	-5.2 1.4
ZONE 2	-	-	-	-	-	-	-	6	2	-	4	6	-	-	-	-	-	-	-	18 332	-4.0 2.3
ZONE 3	-	-	-	-	-	-	-	-	4	7	25	94	17	52	22	55	15	11	330	632 459	1.4 0.8
ZONE 4	-	-	2	-	-	6	17	6	11	21	22	1	3	4	2	-	-	8	109	212 424	-1.0 33.8
TORONTO CITY	-	-	2	-	-	6	17	13	18	31	58	120	59	114	36	75	23	23	736	1331 456	-0.8 2.4
ZONE 5	-	-	-	164	-	-	-	28	96	238	238	452	294	395	318	263	131	212	270	3099 399	0.4 3.8
ZONE 6	-	-	-	-	-	-	-	-	34	6	22	40	43	80	1	-	-	-	-	226 376	-1.6 8.3
ETOBICOKE	-	-	-	164	-	-	-	28	130	244	260	492	337	475	319	263	131	212	270	3325 397	0.2 4.3
Z 7 SCARBORO	-	-	-	-	-	5	35	89	110	225	338	387	420	278	123	148	79	25	40	2302 379	5.1 8.2
Z 8 YORK	1	-	-	-	-	-	6	-	23	52	17	130	102	33	6	10	6	2	123	511 405	1.9 4.6
Z 9 EAST YORK	-	-	-	-	-	-	-	2	4	6	170	48	92	200	46	70	69	34	178	919 424	4.0 5.8
ZONE 10	-	-	-	-	-	1	-	-	4	178	387	325	855	293	283	81	-	34	126	2822 385	2.9 1.8
ZONE 11	1	-	-	-	1	2	12	31	219	144	391	1039	480	334	76	120	3	21	70	2944 376	2.0 7.8
NORTH YORK	1	-	-	-	1	3	12	35	397	531	716	1894	773	617	157	120	37	147	325	5766 381	2.5 4.3
METRO TORONTO	2	-	2	164	1	14	70	167	682	1089	1559	3071	1783	1717	687	686	345	443	1672	14154 395	2.2 5.1
Z 12 MISSISSAUGA	-	-	-	-	-	-	21	21	146	392	369	453	76	36	34	74	-	74	89	1785 368	3.1 2.2
Z 15 OAKVILLE	-	-	-	-	-	-	-	-	7	21	54	120	-	14	-	11	17	4	16	264 383	11.3 8.6
Z 16 BRAMPTON	-	32	-	-	-	-	12	1	27	27	66	271	55	-	-	-	-	-	-	491 348	3.4 14.5
ZONE 17	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.0 0.0
Z 18 RICHMOND HL	-	-	-	-	-	-	-	-	7	-	5	13	-	-	-	2	-	-	-	27 357	2.6 12.6
ZONE 19	-	-	-	-	-	-	-	-	-	1	96	2	-	4	-	-	-	-	-	103 353	6.1 7.8
Z 20 MARKHAM	-	-	-	-	-	-	-	-	-	-	17	7	7	-	-	-	1	-	-	32 367	6.1 9.7
TOTAL AREA	2	32	2	164	1	14	103	189	869	1530	2166	3937	1921	1771	721	773	363	521	1777	16856 390	2.3 4.9

PERCENT
DISTRIBUTION

(-) NO UNITS IN STRUCTURES SAMPLED

NOTE : THE ABOVE TABLE ILLUSTRATES THE RANGES OF RENTALS BEING CHARGED FOR A SAMPLE OF PRIVATELY INITIATED APARTMENT STRUCTURES VISITED DURING THE APARTMENT VACANCY SURVEY. SINCE NO ATTEMPT HAS BEEN MADE TO ADJUST TO THE TOTAL UNIVERSE, THE FIGURES SHOWN ARE NOT NECESSARILY REPRESENTATIVE OF THE PRIVATE RENTAL MARKET AS A WHOLE.

UNITS WITH 4 OR MORE BEDROOMS
RENTAL RANGES IN THE SAMPLE OF PRIVATELY INITIATED
APARTMENT STRUCTURES OF SIX UNITS AND OVER

TORONTO CENSUS METROPOLITAN AREA

ACTUAL DISTRIBUTION OF APARTMENT UNITS BY RENTAL RANGE IN DOLLARS

	299	339	379	399	419	439	459	479	499	ABOVE	TOTAL AVG.	PCT CHG
	280	320	360	380	400	420	440	460	480	500	UNITS RENT	6 MO 12 MO
	---	---	---	---	---	---	---	---	---	---	---	---
ZONE 1	-	-	-	-	-	-	12	15	15	22	64	485 -5.0 0.0
ZONE 2	-	-	-	-	-	-	-	-	-	-	-	- 0.0 0.0
ZONE 3	-	-	-	-	-	-	-	-	-	17	17	510 0.0 0.0
ZONE 4	-	-	-	-	-	-	-	-	-	-	-	- 0.0 0.0
TORONTO CITY	-	-	-	-	-	-	12	15	15	39	81	490 -3.9 -3.9
ZONE 5	-	-	-	-	-	-	-	-	-	-	-	- 0.0 0.0
ZONE 6	-	-	-	-	-	-	-	-	-	-	-	- 0.0 0.0
ETOBICOKE	-	-	-	-	-	-	-	-	-	-	-	- 0.0 0.0
Z 7 SCARBORO	-	-	1	1	-	-	-	-	-	-	2	380 0.0 -2.6
Z 8 YORK	-	-	-	-	-	-	-	-	-	-	-	- 0.0 0.0
Z 9 EAST YORK	-	-	-	-	-	-	-	-	-	6	6	510 24.4 0.0
ZONE 10	-	-	-	-	3	2	-	-	-	1	6	433 -15.0 -2.3
ZONE 11	1	-	-	2	4	-	12	1	-	1	21	433 -0.4 6.7
NORTH YORK	1	-	-	2	7	2	12	1	-	2	27	433 -1.4 5.3
METRO TORONTO	1	-	1	3	7	2	24	16	15	47	116	476 1.1 4.8
Z 12 MISSISSAUGA	-	1	-	1	1	-	-	-	-	-	3	377 56.9 7.6
Z 15 OAKVILLE	-	-	-	-	-	-	-	-	-	-	-	- 0.0 0.0
Z 16 BRAMPTON	-	-	-	61	-	-	-	-	-	-	61	390 0.0 5.4
ZONE 17	-	-	-	-	-	-	-	-	-	-	-	- 0.0 0.0
Z 18 RICHMOND HL	-	-	-	-	-	-	-	-	-	-	-	- 0.0 0.0
ZONE 19	-	-	-	-	-	-	-	-	-	-	-	- 0.0 0.0
Z 20 MARKHAM	-	-	-	-	-	-	-	-	-	-	-	- 0.0 0.0
TOTAL AREA	1	1	1	65	8	2	24	16	15	47	180	445 -3.5 10.3

PERCENT
DISTRIBUTION

26

(-) NO UNITS IN STRUCTURES SAMPLED

NOTE : THE ABOVE TABLE ILLUSTRATES THE RANGES OF RENTALS BEING CHARGED FOR A SAMPLE OF PRIVATELY INITIATED APARTMENT STRUCTURES VISITED DURING THE APARTMENT VACANCY SURVEY. SINCE NO ATTEMPT HAS BEEN MADE TO ADJUST TO THE TOTAL UNIVERSE, THE FIGURES SHOWN ARE NOT NECESSARILY REPRESENTATIVE OF THE PRIVATE RENTAL MARKET AS A WHOLE.





Canada Mortgage
and Housing Corporation

Société canadienne
d'hypothèques et de logement

Toronto Branch

Succursale de Toronto

CAI
MH
-R21

TORONTO OFFICE

650 Lawrence Ave., West
Toronto, Ontario
M6A 1B2

November 1980

RE: Rental Apartment Vacancy Survey
October 1980

We are pleased to provide you with the results of our semi-annual rental apartment vacancy survey conducted in the Toronto Census Metropolitan area.

The survey is of apartment buildings containing six or more self-contained units. It covered on a sample basis those units completed prior to March 31, 1979 and all units completed in the period April 1, 1979 to March 31, 1980. Information was obtained through interviews with apartment owners and building superintendents. Approximately 214,700 units were sampled out of an estimated universe of 265,600 privately initiated units.

In addition to vacancy information, we also collected data on the rentals being charged for both occupied and vacant units in the survey. The results of these tabulations are shown in an Appendix to this report.

If this survey needs to be explained in any way, you may contact this office at 781-2451.

D.A. Hughes
Manager

650 Lawrence Ave. W.
Toronto, Ont
M6A 1B2

650. av. Lawrence ouest
Toronto (Ontario)
M6A 1B2

ONTARIO RENTAL APARTMENT VACANCY SURVEYS

Survey Methodology

The CMHC Rental Apartment Vacancy Survey is conducted semi-annually and includes a sample of apartment buildings with six or more self-contained dwelling units which were completed and on the market at the end of March 1980. The survey is now being conducted in April and October each year rather than in June and December as was previously the case. In October, twenty-two centres were surveyed in Ontario.

There are three universes* which comprise the total rental apartment universe. Apartments completed from April 1, 1979 to March 31, 1980 are the "new" universe. Apartments completed prior to this period are referred to as the "old" universe. In addition, publicly initiated apartments which were on the market prior to March 31, 1979, are known as the "public" universe. Apartments completed during the period April 1, 1980 to September 30, 1980 are not included in the survey as a six month lapse is allowed for market absorption.

The definition of vacant is "a dwelling unit that is available for immediate rental and physically unoccupied at the time of enumeration."

Vacancy rates were calculated for apartment dwelling units by structure size, by period of construction, by geographical area and by number of bedrooms.

The total Ontario rental vacancy rate for the private universe was 1.5 percent in October 1980 and 2.1 percent in April 1980.

* The universe is the total inventory of dwelling units in buildings containing six units or more within the survey area.

Survey Results - Toronto Census Metropolitan Area, October 1980

The overall vacancy rate for privately initiated apartment structures of six or more units in October 1980 was 0.5 percent and represents a decline of 0.5 percentage points from the April 1980 rate of 1.0 percent.

In terms of structure size, the vacancy rate decreased in all unit categories across the Toronto C.M.A.

Within the Census Metropolitan Area, the vacancy rate decreased in all areas: zone 2 (Toronto east) to 0.6 percent from 2.3 percent; zone 19 (Fringe areas) to 0.6 percent from 2.1 percent; zone 5 (Etobicoke North) to 1.2 percent from 2.3 percent and zone 4 (Toronto West) to 0.8 percent from 1.8 percent. The vacancy rate also decreased in zone 1 (Toronto City, Central) to 0.5 percent from 1.2 percent; zone 8 (York Borough) to 0.6 percent from 1.0 percent and zone 11 (North York, West) to 0.2 percent from 0.8 percent. In other areas the October 1980 vacancy rates were down marginally from the April 1980 levels.

Declines in the vacancy rates occurred for all bedroom types, bachelor units (from 2.4% to 0.9%), one bedroom units (from 0.6% to 0.3%), two bedroom units (from 0.8% to 0.4%) and three or more bedroom units (from 2.4% to 1.4%).

The vacancy rate statistics for October 1980 indicate a further tightening has taken place in the rental market in the Census Metropolitan Area. This tightening is most evident inside the Metro Toronto area and continues the trend experienced between April 1979 and October 1979.

TABLE / TABLEAU I

VACANCY RATES IN APARTMENT STRUCTURES OF SIX UNITS AND OVER PUBLICLY AND PRIVATELY INITIATED. IN METROPOLITAN AREAS
TAUX D'INOCUPATION DANS LES IMMEUBLES D'APPARTEMENTS D'INITIATIVE PUBLIQUE ET PRIVÉE,
DE SIX LOGEMENTS ET PLUS, DANS LES RÉGIONS MÉTROPOLITAINES

1970 - 1980

(Per Cent / Pour cent)

Metropolitan Area Région métropolitaine	1970		1971		1972		1973		1974		1975		1976		1977		1978		1979		1980	
	June Juin	Dec. Déc.	June Juin	Dec. Déc.	June Juin	Dec. Déc.	June Juin	Dec. Déc.	June Juin	Dec. Déc.	Apr. Avr.	Oct. Oct.	Apr. Avr.	Oct. Oct.	Apr. Avr.	Oct. Oct.	Apr. Avr.	Oct. Oct.	Apr. Avr.	Oct. Oct.	Apr. Avr.	Oct. Oct.
Calgary	5.7	7.2	10.7	6.5	9.1	6.1	8.6	7.9	5.9	1.2	1.9	0.4	0.4	0.1	0.3	0.2	0.8	1.5	1.9	0.7	1.2	0.5
Chicoutimi-Jonquière	**	**	**	**	5.0	0.8	3.3	0.7	4.1	1.8	1.5	1.1	0.8	0.7	0.8	0.2	0.4	0.8	1.6	1.9	1.2	0.5
Edmonton	5.7	1.9	6.3	5.1	7.6	6.3	8.1	5.2	5.4	0.8	0.8	0.3	0.1	0.0	0.2	0.1	0.9	0.9	3.0	1.9	1.9	1.0
Halifax	2.3	2.9	3.9	3.5	4.5	1.5	2.4	2.1	2.7	2.2	2.5	2.2	2.6	1.8	2.9	1.4	2.5	2.2	3.0	2.5	2.7	1.2
Hamilton	2.8	1.4	2.0	1.9	2.3	1.6	2.1	2.2	2.1	1.4	1.8	2.9	3.1	2.9	4.1	3.9	4.0	3.3	3.3	2.1	1.9	1.5
Kitchener	5.3	**	6.0	**	4.7	1.6	5.1	3.6	7.1	2.4	2.8	2.4	3.3	2.6	3.0	2.5	2.8	2.6	2.5	1.9	2.1	1.1
London	6.9	3.0	2.3	2.3	7.2	4.2	8.4	3.6	5.9	2.0	2.8	2.2	2.8	1.3	1.8	1.6	1.8	2.1	3.4	4.1	5.3	3.7
Montréal	7.9	6.2	4.4	4.4	5.6	3.0	3.9	2.0	2.6	1.2	1.1	0.7	0.6	1.3	1.4	3.5	3.4	5.5	4.4	4.6	3.7	3.5
Oshawa	**	**	**	**	**	**	**	**	**	**	**	**	**	**	0.7	2.0	1.5	1.4	1.8	3.6	2.6	2.2
Ottawa-Hull	2.1	1.3	2.0	1.7	2.4	1.6	2.1	1.9	3.2	2.5	2.1	2.3	2.5	3.1	2.8	2.5	2.6	2.6	3.0	4.1	4.4	3.8
Ottawa	2.1	1.2	2.0	1.5	2.1	1.5	2.0	1.9	3.5	2.5	2.0	2.0	1.9	1.9	1.7	1.2	1.2	1.3	2.2	3.2	3.7	3.1
Hull	1.3	2.9	2.8	3.2	4.3	2.8	2.6	2.2	1.8	2.2	3.0	4.3	5.7	8.7	7.6	8.5	8.0	8.1	6.9	8.2	7.7	6.8
Québec	3.7	1.9	4.9	4.3	7.0	5.5	5.5	3.1	4.3	1.6	1.1	1.5	0.9	0.8	0.9	1.8	1.6	3.5	3.0	4.0	2.6	2.6
Regina	10.7	**	6.5	**	3.1	1.0	1.6	1.0	0.7	0.1	0.1	0.0	0.4	0.1	0.4	1.1	2.4	1.9	3.5	1.8	2.0	0.7
St. Catharines-Niagara	**	**	**	**	2.8	3.3	3.3	4.4	5.2	3.5	3.1	2.6	2.8	1.2	1.9	1.1	1.8	1.5	2.2	2.0	2.8	1.8
Saint John	1.5	**	0.7	**	0.4	1.1	1.0	0.4	2.1	0.9	0.4	0.3	4.3	6.4	11.7	10.6	11.6	10.4	7.7	6.9	3.4	4.0
St. John's	20.7	**	3.6	**	0.9	0.0	0.3	0.3	0.4	0.3	0.5	2.9	2.4	1.8	3.4	2.5	8.6	5.9	5.7	0.8	2.5	0.1
Saskatoon	20.3	**	16.4	**	8.7	0.5	6.4	0.3	1.7	0.2	0.2	0.0	0.1	0.1	0.1	0.2	1.0	0.8	3.3	0.9	1.9	0.5
Sudbury	0.3	**	0.3	**	4.9	5.3	9.8	10.7	9.2	4.4	2.5	1.0	0.7	1.2	0.9	1.0	3.0	6.1	9.9	5.4	3.2	1.9
Thunder Bay	**	**	**	**	0.6	0.8	1.5	0.9	1.7	0.4	0.6	0.4	0.4	0.2	0.1	0.2	0.8	1.0	1.0	1.2	1.0	0.8
Toronto	2.5	2.4	2.7	3.2	2.9	2.3	1.8	1.4	0.9	0.9	1.0	1.5	1.2	1.0	1.0	0.9	0.8	0.7	1.1	1.0	1.1	0.6
Vancouver	2.5	2.0	3.9	2.6	2.3	0.5	0.9	0.3	0.3	0.1	0.2	0.1	0.4	0.6	1.6	1.5	1.4	1.3	0.9	0.2	0.1	0.1
Victoria	5.2	**	4.1	**	3.0	0.8	1.4	0.3	0.5	0.1	0.3	0.1	0.3	0.5	2.9	2.5	4.4	1.2	1.7	0.1	0.1	0.1
Windsor	0.9	1.7	1.8	1.7	1.4	2.6	1.9	1.9	2.9	2.4	3.4	3.5	3.0	2.2	1.5	1.0	0.7	0.9	1.4	1.3	3.1	5.5
Winnipeg	2.5	3.3	3.4	5.5	5.1	4.2	3.9	3.3	2.6	1.5	1.5	1.9	1.5	1.3	1.2	1.8	1.6	3.5	4.3	4.5	4.3	4.6
TOTAL (1)	4.7	3.6	4.8	3.7	4.3	2.7	3.3	2.1	2.4	1.2	1.2	1.2	1.1	1.3	1.5	2.2	2.2	3.0	2.9	2.8	2.5	2.1

(1) Weighted Average of Metropolitan Areas Surveyed. / Moyenne pondérée des régions métropolitaines faisant l'objet du relevé.
** Not available. / Non disponible.

TABLE II
VACANCY RATES IN APARTMENT STRUCTURES
OF SIX UNITS AND OVER
PRIVATELY INITIATED
 TORONTO
METROPOLITAN AREA
 1970 - 1980
 (PER CENT)

Period	Structure Size - In Dwelling Units								
	6-9	10-19	20-29	30-49	50-99	100-199	200+	Total	20 +
1970 - June	1.8	2.2	1.4	2.1	2.0	4.5	3.0	2.8	2.9
- Dec.	1.4	1.6	1.3	1.4	2.1	3.9	3.8	2.7	2.9
1971 - June	1.9	2.4	1.3	2.3	2.0	3.2	5.0	3.0	3.1
- Dec.	1.9	2.5	1.8	2.0	2.6	3.9	5.9	3.6	3.7
1972 - June	1.5	2.4	2.1	2.4	3.0	3.5	4.7	3.3	3.5
- Dec.	1.7	1.5	1.1	1.6	1.8	2.5	4.0	2.5	2.6
1973 - June	2.2	1.9	1.2	1.6	1.7	2.0	3.0	2.1	2.1
- Dec.	0.8	1.5	0.9	1.3	1.2	1.6	2.1	1.5	1.6
1974 - June	0.8	1.0	1.0	1.1	0.7	0.9	1.6	1.0	1.1
- Dec.	0.7	0.5	0.6	0.8	0.7	1.0	1.7	1.1	1.1
1975 - Apr.	0.3	0.4	1.1	0.8	0.9	1.0	1.9	1.1	1.2
- Oct.	0.7	1.1	1.1	1.3	1.4	1.5	2.8	1.8	1.8
1976 - Apr.	0.7	1.6	1.1	1.5	0.9	1.4	1.8	1.4	1.4
- Oct.	0.9	1.1	1.1	1.1	1.0	1.0	1.6	1.2	1.2
1977 - Apr.	0.7	1.2	1.3	1.4	1.0	0.9	1.5	1.2	1.2
- Oct.	0.5	0.9	1.3	1.1	0.9	1.0	1.1	1.0	1.0
1978 - Apr.	0.5	1.1	1.7	1.1	0.8	0.7	0.8	0.9	0.9
- Oct.	0.9	1.0	0.7	0.9	0.7	0.8	0.9	0.8	0.8
1979 - Apr.	1.2	1.0	1.9	1.1	0.9	1.2	1.3	1.2	1.2
- Oct.	1.2	1.2	1.0	1.2	0.8	1.0	1.4	1.2	1.1
1980 - Apr.	1.9	0.9	1.5	1.1	0.8	0.7	1.2	1.0	1.0
- Oct.	0.6	0.4	0.6	0.8	0.4	0.3	0.5	0.5	0.5

** Not available.

The definition of vacant is "a dwelling unit that is available for immediate rental and physically unoccupied at the time of enumeration".

TABLE III

VACANCY RATES IN APARTMENT STRUCTURES
OF SIX UNITS AND OVER
PRIVATELY INITIATED

TORONTO
METROPOLITAN AREA

1978 - 1980

(PER CENT)

Area		1978		1979		1980			
		Apr.	Oct.	Apr.	Oct.	Apr.	October		
							Completed prior to Apr. 1979	Completed during Apr. 1979 to Mar. 1980	Total
Toronto City:									
Central Park	- Zone 1	1.2	0.9	2.0	1.0	1.2	0.5	0.0	0.5
Easterly Part	- Zone 2	1.1	0.3	0.8	1.0	2.3	0.6	-	0.6
Northerly Part	- Zone 3	0.2	0.1	0.3	0.2	0.3	0.1	**	0.1
Westerly Part	- Zone 4	1.0	1.7	2.0	2.1	1.8	0.8	-	0.8
Sub-Total		0.7	0.7	1.3	0.9	1.1	0.4	0.0	0.4
Etobicoke Borough:									
Northerly Part	- Zone 5	1.2	0.6	1.3	2.1	2.3	0.6	17.3	1.2
Southerly Part	- Zone 6	0.9	1.0	1.1	0.9	1.0	0.9	-	0.9
Sub-Total		1.1	0.7	1.3	1.7	1.9	0.7	17.3	1.1
Scarborough Borough									
	- Zone 7	1.2	1.4	1.5	1.6	0.9	0.4	2.2	0.5
York Borough	- Zone 8	1.6	1.1	1.2	1.2	1.2	0.6	-	0.6
East York Borough	- Zone 9	0.7	0.6	0.8	1.0	0.4	0.3	-	0.3
North York Borough:									
Easterly Part	- Zone 10	0.9	0.6	0.9	0.7	0.8	0.5	2.8	0.5
Westerly Part	- Zone 11	0.6	0.8	1.0	1.3	0.8	0.2	0.0	0.2
Sub-Total		0.8	0.7	1.0	1.0	0.8	0.3	1.3	0.3
TOTAL METROPOLITAN MUNICIPALITY		0.9	0.8	1.2	1.1	1.0	0.4	3.8	0.5

** Not available.

The definition of vacant is "a dwelling unit that is available for immediate rental and physically unoccupied at the time of enumeration".

Table III (Cont'd)

TABLE III (Cont'd)

VACANCY RATES IN APARTMENT STRUCTURES
OF SIX UNITS AND OVER
PRIVATELY INITIATED

TORONTO
METROPOLITAN AREA

1978 - 1980

(PER CENT)

Area	1978		1979		1980			
	Apr.	Oct.	Apr.	Oct.	Apr.	October		Total
						Completed prior to Apr. 1979	Completed during Apr. 1979 to Mar. 1980	
Remainder of Census Metropolitan Area:								
Mississauga City - Zone 12	0.8	1.0	1.3	1.3	0.9	0.5	1.9	0.6
Oakville Town - Zone 15	0.8	0.5	0.7	0.6	0.5	0.4	**	0.3
Brampton City - Zone 16	0.4	0.5	1.1	0.9	0.7	0.6	0.0	0.5
Sub-Total	0.7	0.9	1.2	1.2	0.8	0.5	1.2	0.6
Caledon Town								
Vaughan Town								
King Twp. - Zone 17	**	**	**	**	**	**		**
Richmond Hill - Zone 18	0.3	0.2	0.4	0.1	0.2	0.1	**	0.1
Ajax Town								
Aurora Town								
East Gwillimbury Twp.								
Newmarket Town								
Pickering Town								
Whitchurch-Stouffville Twp. - Zone 19	1.9	3.0	1.3	2.2	2.1	0.6	**	0.6
Markham Town - Zone 20	0.0	0.3	0.9	0.8	1.0	0.4	-	0.4
Total Remaining Part	0.7	0.9	1.2	1.2	0.9	0.5	1.1	0.5
(CENSUS AREA) METROPOLITAN TORONTO	0.9	0.8	1.2	1.2	1.0	0.4	2.5	0.5

** Not available.

The definition of vacant is "a dwelling unit that is available for immediate rental and physically unoccupied at the time of enumeration".

Zones 13 and 14 deleted from the CMA due to 1976 Census changes.

TABLE IV

VACANCY RATES IN APARTMENT STRUCTURES OF SIX UNITS AND OVER
PRIVATELY INITIATED BY SIZE OF STRUCTURE

TORONTO
METROPOLITAN AREA

1980

(PER CENT)

Area	NUMBER OF UNITS													
	6-9		10-19		20-29		30-49		50-99		100-199		200 +	
	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.
Metropolitan Municipality:														
Toronto City:														
- Zone 1	0.0	0.7	1.4	1.8	1.9	0.8	1.9	1.6	0.9	0.8	0.9	0.4	1.2	0.1
- Zone 2	1.3	0.0	1.3	0.9	1.9	1.5	0.4	0.5	**	0.5	**	0.3	2.3	0.6
- Zone 3	0.8	1.5	0.0	0.0	0.0	0.4	0.1	0.9	0.3	0.3	0.1	0.0	0.3	0.1
- Zone 4	2.9	0.6	2.3	0.4	0.9	2.9	2.1	1.5	0.7	1.2	1.2	0.5	1.8	0.8
Sub-Total	1.5	0.7	1.3	0.7	3.0	0.8	1.3	0.8	1.0	0.6	0.5	0.2	1.1	0.4
Etobicoke Borough:														
- Zone 5	1.7	0.0	0.0	0.0	0.5	1.0	0.4	0.4	0.2	0.2	0.6	0.3	2.3	1.2
- Zone 6	2.5	0.0	1.6	0.4	0.3	0.6	1.2	2.7	0.6	0.2	0.3	0.1	1.0	0.9
Sub-Total	2.4	0.0	0.8	0.2	0.3	0.7	0.9	1.9	0.4	0.2	0.6	0.3	6.3	3.0
Scarborough Borough	10.3	4.3	1.1	0.2	1.0	0.7	0.5	0.7	0.8	0.3	0.9	0.4	0.7	0.6
York Borough	3.2	0.0	2.1	0.9	1.7	1.1	1.8	0.8	0.8	0.2	0.6	0.4	0.5	0.5
East York	0.0	0.0	0.0	0.0	0.0	0.0	0.8	0.7	0.9	0.5	0.3	0.4	0.2	0.1
North York Borough:														
- Zone 10	0.0	1.2	0.0	0.0	0.9	0.0	0.2	0.4	0.6	0.7	0.2	0.3	1.3	0.7
- Zone 11	1.0	0.8	0.6	0.3	0.2	0.2	0.9	0.1	0.5	0.1	1.1	0.1	0.7	0.2
Sub-Total	0.8	0.9	0.5	0.2	0.4	0.1	0.6	0.2	0.6	0.4	0.7	0.1	1.0	0.5
TOTAL METROPOLITAN MUNICIPALITY	1.9	0.6	0.9	0.4	1.6	0.7	1.1	0.9	0.8	0.4	0.7	0.3	1.2	0.5

** Not available.

The definition of vacant is "a dwelling unit that is available for immediate rental and physically unoccupied at the time of enumeration".

Table IV (Cont'd)

VACANCY RATES IN APARTMENT STRUCTURES OF SIX UNITS AND OVER PRIVATELY INITIATED BY SIZE OF STRUCTURE

1980

(PER CENT)

Area	NUMBER OF UNITS																	
	6-9		10-19		20-29		30-49		50-99		100-199		200 +		Total		20 +	
	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.
Remainder of Census Metropolitan Area:																		
	0.7	0.0	0.2	0.0	0.0	0.2	0.3	0.6	1.0	0.6	1.3	0.5	0.6	0.9	0.9	0.6	0.9	0.6
	0.0	3.6	0.0	0.0	0.0	0.0	0.1	0.1	1.2	0.1	0.2	0.8	**	**	0.5	0.3	0.5	0.3
	0.0	0.0	1.9	0.0	0.0	0.0	0.0	0.6	0.6	0.1	1.1	0.8	**	**	0.7	0.5	0.7	0.5
	0.5	0.5	0.5	0.0	0.0	0.2	0.2	0.5	1.0	0.5	1.2	0.6	0.5	0.7	0.8	0.6	0.9	0.6
Caledon Town																		
Vaughan Town																		
King Twp.	**	**	**	**	-	-	-	-	-	-	-	-	-	-	**	**	-	-
Richmond Hill	-	-	0.0	0.0	0.0	0.0	0.0	0.0	0.3	0.1	**	**	-	-	0.2	0.1	0.2	0.1
Ajax Town																		
Aurora Town																		
East Gwillimbury Twp.																		
Newmarket Town																		
Pickering Town																		
Whitchurch-Stouffville Twp.																		
- Zone 19	1.8	0.0	0.0	0.4	0.0	0.0	9.1	0.9	0.0	0.1	-	-	-	**	2.1	0.6	2.5	0.6
Markham Town	-	-	**	**	**	**	**	**	4.5	1.6	0.0	0.0	-	-	1.0	0.4	1.1	0.4
Total Remaining Part	0.7	0.5	0.3	0.1	0.0	0.1	1.0	0.5	0.9	0.4	1.1	0.6	0.5	0.8	0.9	0.5	0.9	0.6
(CENSUS AREA) METROPOLITAN TORONTO	1.9	0.6	0.9	0.4	1.5	0.6	1.1	0.8	0.8	0.4	0.7	0.3	1.2	0.5	1.0	0.5	1.0	0.5

The definition of vacant is "a dwelling unit that is available for immediate rental and physically unoccupied at the time of enumeration".

Zones 13 and 14 deleted from the CMA due to 1976 Census changes.

TABLE V

VACANCY RATES IN APARTMENT STRUCTURES OF SIX UNITS AND OVER
PRIVATELY INITIATED, BY NUMBER OF BEDROOMS

TORONTO
METROPOLITAN AREA

1980

(PER CENT)

Area	Number of Bedrooms									
	Bachelor		One		Two		Three or more		Total	
	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.
Metropolitan Municipality:										
Toronto City:										
Central Part - Zone 1	2.7	1.0	0.6	0.2	0.7	0.4	1.7	1.5	1.2	0.5
Easterly Part - Zone 2	3.2	0.6	2.6	0.8	0.5	0.3	8.8	0.0	2.3	0.6
Northerly Part - Zone 3	0.9	0.2	0.1	0.0	0.5	0.3	0.2	0.3	0.3	0.1
Westerly Part - Zone 4	5.2	2.1	1.1	0.5	0.6	0.3	1.0	0.0	1.8	0.8
Sub-Total	2.7	1.0	0.7	0.2	0.6	0.3	0.9	0.5	1.1	0.4
Etobicoke Borough:										
Northerly Part - Zone 5	1.4	0.0	0.2	0.2	1.6	0.5	7.4	4.4	2.3	1.2
Southerly Part - Zone 6	4.0	0.7	1.1	0.6	0.4	1.2	0.0	0.0	1.0	0.9
Sub-Total	3.6	0.6	0.6	0.4	1.2	0.7	6.9	4.1	1.9	1.1
Scarborough Borough										
- Zone 7	1.8	0.2	0.6	0.2	0.9	0.6	2.3	1.0	0.9	0.5
York Borough - Zone 8	2.0	0.6	1.2	0.6	0.8	0.6	1.3	0.0	1.2	0.6
East York Borough - Zone 9	0.8	0.5	0.4	0.3	0.4	0.2	0.5	0.4	0.4	0.3
North York Borough:										
Easterly Part - Zone 10	0.0	0.0	0.3	0.3	0.9	0.5	1.6	1.0	0.8	0.5
Westerly Part - Zone 11	2.1	0.8	0.6	0.2	0.8	0.2	1.1	0.0	0.8	0.2
Sub-Total	1.4	0.5	0.5	0.2	0.8	0.3	1.3	0.5	0.8	0.3
TOTAL METROPOLITAN MUNICIPALITY	2.5	0.9	0.6	0.3	0.8	0.4	2.5	1.4	1.0	0.5

** Not available.

The definition of vacant is "a dwelling unit that is available for immediate rental and physically unoccupied at the time of enumeration".

Table V (Cont'd)

TABLE V (Cont'd)

VACANCY RATES IN APARTMENT STRUCTURES OF SIX UNITS AND OVER
PRIVATELY INITIATED, BY NUMBER OF BEDROOMS

TORONTO
METROPOLITAN AREA

1980

(PER CENT)

Area	Number of Bedrooms									
	Bachelor		One		Two		Three or more		Total	
	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.
Remainder of Census Metropolitan Area:										
Mississauga City - Zone 12	0.9	0.3	0.5	0.4	1.0	0.6	2.2	1.7	0.9	0.6
Oakville Town - Zone 15	0.0	0.9	0.0	0.4	0.5	0.3	2.1	0.0	0.5	0.3
Brampton City - Zone 16	0.0	3.2	0.9	0.2	0.6	0.3	1.3	1.6	0.7	0.5
Sub-Total	0.6	1.0	0.5	0.4	0.8	0.5	2.0	1.5	0.8	0.6
Caledon Town										
Vaughan Town										
King Twp. - Zone 17	**	**	**	**	**	**	-	-	**	**
Richmond Hill - Zone 18	2.3	0.0	0.0	0.0	0.2	0.1	0.0	0.0	0.2	0.1
Ajax Town										
Aurora Town										
East Gwillimbury Twp.										
Newmarket Town										
Pickering Town										
Whitchurch-Stouffville Twp.										
- Zone 19	2.3	2.3	0.6	0.2	3.3	0.4	0.0	2.0	2.1	0.6
Markham Town - Zone 20	0.0	0.0	1.2	0.7	0.9	0.2	1.9	0.0	1.0	0.4
Total Remaining Part	0.8	1.0	0.5	0.3	0.9	0.5	1.9	1.5	0.9	0.5
(CENSUS AREA) METROPOLITAN TORONTO	2.4	0.9	0.6	0.3	0.8	0.4	2.4	1.4	1.0	0.5

** Not available.

The definition of vacant is "a dwelling unit that is available for immediate rental and physically unoccupied at the time of enumeration".

Zones 13 and 14 deleted from CMA due to 1976 Census changes.

A P P E N D I X

Rental Ranges of Occupied and Vacant Units

"Toronto Census Metropolitan Area" - October 1980

CAUTION:

Figures shown are not necessarily representative of the private rental market as a whole as no attempt has been made to adjust the sample to the total universe. Please read Table footnotes carefully.

BACHELOR UNITS
RENTAL RANGES IN THE SAMPLE OF PRIVATELY INITIATED
APARTMENT STRUCTURES OF SIX UNITS AND OVER

TORONTO CENSUS METROPOLITAN AREA

ACTUAL DISTRIBUTION OF APARTMENT UNITS BY RENTAL RANGE IN DOLLARS

	79	99	119	139	159	179	199	219	239	259	279	299	319	339	359	379	399	479	TOTAL AVG.	PCT CHG		
	0	80	100	120	140	160	180	200	220	240	260	280	300	320	340	360	380	460	UNITS RENT	6 MO 12 MO		
ZONE 1	-	-	2	2	25	179	154	724	601	962	661	460	711	185	5	-	38	25	4734	257	4.2	7.6
ZONE 2	-	2	17	-	9	36	33	106	91	120	21	21	-	-	-	-	-	-	456	221	3.9	7.4
ZONE 3	-	-	-	2	17	67	105	510	959	1268	352	33	60	36	62	85	-	15	3571	245	1.4	3.1
ZONE 4	1	-	-	-	73	60	484	399	324	205	349	522	20	51	-	-	-	-	2488	238	8.1	9.4
TORONTO CITY	1	2	19	4	124	342	776	1739	1975	2555	1383	1036	791	272	67	85	38	40	11249	247	4.1	6.3
ZONE 5	-	-	-	-	-	2	2	5	316	29	35	35	2	-	-	-	-	-	426	239	-1.4	-3.6
ZONE 6	-	-	-	-	-	14	293	145	35	6	-	-	7	-	-	-	-	-	500	200	-6.3	2.7
ETOBICOKE	-	-	-	-	-	16	295	150	351	35	35	35	9	-	-	-	-	-	926	218	-0.7	3.5
Z 7 SCARBORO	-	-	-	-	-	-	19	35	123	85	78	38	-	-	-	-	-	-	378	245	9.6	6.5
Z 8 YORK	1	-	-	1	-	74	177	219	167	117	114	39	-	3	-	-	-	-	912	223	5.2	4.8
Z 9 EAST YORK	-	-	1	2	2	3	71	242	269	94	114	7	20	35	-	-	166	-	1026	259	6.0	13.1
ZONE 10	-	-	-	-	-	-	-	35	63	-	12	-	-	-	162	-	-	-	272	301	7.2	17.9
ZONE 11	-	-	-	-	83	23	66	93	154	55	26	5	-	1	-	-	-	-	506	210	0.8	0.3
NORTH YORK	-	-	-	-	83	23	66	128	217	55	38	5	-	1	162	-	-	-	778	242	3.8	9.3
METRO TORONTO	2	2	20	7	209	458	1404	2513	3102	2941	1762	1160	820	311	229	85	204	40	15269	245	4.0	6.3
Z 12 MISSISSAUGA	-	-	1	-	3	12	84	215	111	64	60	-	-	-	-	-	-	-	550	221	2.7	5.2
Z 15 OAKVILLE	-	-	-	-	-	5	26	38	21	-	-	2	-	-	-	-	-	-	92	208	8.2	5.6
Z 16 BRAMPTON	-	-	-	-	5	1	21	104	7	17	-	-	-	-	-	-	-	-	155	210	-1.9	-3.5
ZONE 17	-	-	-	-	-	-	5	-	-	-	-	-	-	-	-	-	-	-	5	190	0.0	0.0
Z 18 RICHMOND HL	-	-	-	-	-	8	14	6	5	-	-	-	-	-	-	-	-	-	33	195	-1.8	-3.6
ZONE 19	1	5	-	1	11	6	5	6	-	-	-	-	-	-	-	-	-	-	35	158	-4.5	-13.3
Z 20 MARKHAM	-	-	-	-	-	-	2	2	1	-	-	-	-	-	-	-	-	-	5	206	2.0	-5.9
TOTAL AREA	3	7	21	8	228	490	1561	2884	3247	3022	1822	1162	820	311	229	85	204	40	16144	243	3.9	6.2
PERCENT DISTRIBUTION					1	3	10	18	20	19	11	7	5	2	1	1	1					

(-) NO UNITS IN STRUCTURES SAMPLED

NOTE : THE ABOVE TABLE ILLUSTRATES THE RANGES OF RENTALS BEING CHARGED FOR A SAMPLE OF PRIVATELY INITIATED APARTMENT STRUCTURES VISITED DURING THE APARTMENT VACANCY SURVEY. SINCE NO ATTEMPT HAS BEEN MADE TO ADJUST TO THE TOTAL UNIVERSE, THE FIGURES SHOWN ARE NOT NECESSARILY REPRESENTATIVE OF THE PRIVATE RENTAL MARKET AS A WHOLE.

ONE BEDROOM UNITS
RENTAL RANGES IN THE SAMPLE OF PRIVATELY INITIATED
APARTMENT STRUCTURES OF SIX UNITS AND OVER
TORONTO CENSUS METROPOLITAN AREA

ACTUAL DISTRIBUTION OF APARTMENT UNITS BY RENTAL RANGE IN DOLLARS

	79	99	119	139	159	179	199	219	239	259	279	299	319	339	359	379	399	419	439	459	479	499	ABOVE	TOTAL AVG.	PCT CHG		
	0	80	100	120	140	160	180	200	220	240	260	280	300	320	340	360	380	400	420	440	460	480	500	UNITS RENT	6 MO 12 MO		
ZONE 1	-	-	-	-	-	-	18	80	436	1557	1421	1074	907	1439	1634	662	473	425	335	327	115	128	306	11337	326	5.4	5.4
ZONE 2	-	-	4	2	3	1	21	137	300	201	226	268	172	204	200	-	-	-	-	-	-	-	-	1739	278	5.7	18.7
ZONE 3	-	-	-	-	-	-	14	58	121	650	1500	1515	1933	1419	854	600	69	117	95	183	136	63	94	9421	316	3.7	5.3
ZONE 4	1	-	5	5	2	28	84	220	606	1214	1278	1085	1059	162	174	65	303	42	7	-	-	-	-	6340	280	2.4	5.4
TORONTO CITY	1	-	9	7	5	29	137	495	1463	3622	4425	3542	4071	3224	2872	1327	845	584	407	510	251	191	400	28937	310	4.2	6.0
ZONE 5	-	-	-	-	27	149	-	18	242	350	620	628	916	565	368	204	191	39	-	34	-	-	20	4370	301	1.5	2.4
ZONE 6	-	-	-	-	-	-	116	521	953	530	496	94	29	-	-	-	-	-	-	-	-	-	-	2739	239	3.4	-0.2
ETOBICOKE	-	-	-	-	27	149	116	539	1195	880	1116	722	945	565	368	204	191	38	-	34	-	-	20	7109	277	-0.2	1.0
Z 7 SCARBORO	-	-	-	-	-	-	133	76	475	1159	2410	1817	1010	640	579	5	-	-	-	-	2	-	-	8305	283	2.9	6.1
Z 8 YORK	1	-	-	4	15	74	193	485	881	807	1069	521	223	73	260	-	-	8	8	-	-	-	-	4682	278	3.2	2.0
Z 9 EAST YORK	-	-	-	-	12	11	94	553	867	1300	2355	908	551	334	-	-	-	-	-	330	1	-	-	7356	291	3.4	5.9
ZONE 10	-	-	-	-	-	-	-	5	141	832	2111	1879	761	565	145	73	46	17	-	342	-	-	-	6917	294	0.5	5.2
ZONE 11	-	-	-	1	1	3	19	98	698	1539	2626	2385	1302	505	160	20	4	-	-	-	-	-	-	9491	279	2.7	4.1
NORTH YORK	-	-	-	1	1	3	19	103	839	2421	4737	4264	2063	1150	305	93	50	17	-	342	-	-	-	16408	285	1.9	5.1
METRO TORONTO	2	-	9	8	37	208	490	1500	5010	9829	14875	14169	9518	6413	4531	1889	1086	647	435	1216	254	191	420	72737	294	2.9	5.2
Z 12 MISSISSAUGA	-	19	-	-	13	31	56	747	1363	2053	1196	859	362	168	341	-	-	-	-	96	-	-	-	7303	281	3.5	7.5
Z 15 OAKVILLE	-	-	1	15	16	1	11	5	127	124	335	128	32	-	2	5	5	7	20	30	-	2	-	916	272	2.1	10.3
Z 16 BRAMPTON	-	-	-	-	-	12	4	48	119	578	409	159	159	52	83	-	-	-	-	-	-	-	-	1653	270	3.2	10.7
ZONE 17	-	-	-	-	-	-	-	-	-	-	6	-	-	-	-	-	-	-	-	-	-	-	-	6	270	11.6	0.0
Z 18 RICHMOND HL	-	-	-	-	-	-	16	33	119	108	102	71	-	-	-	41	-	-	-	-	-	-	-	490	279	6.6	8.6
ZONE 19	-	-	-	6	2	6	25	3	79	70	148	51	-	54	-	-	-	-	-	-	-	-	-	444	261	4.2	9.6
Z 20 MARKHAM	-	-	-	-	-	-	-	-	-	42	171	125	-	19	-	-	-	-	-	-	-	-	-	357	278	6.1	4.0
TOTAL AREA	2	19	10	29	55	240	561	1628	6115	12125	18155	15930	10668	6900	4784	2276	1091	654	455	1342	254	193	420	83906	292	2.9	5.5

PERCENT
DISTRIBUTION

(-) NO UNITS IN STRUCTURES SAMPLED

NOTE : THE ABOVE TABLE ILLUSTRATES THE RANGES OF RENTALS BEING CHARGED FOR A SAMPLE OF PRIVATELY
INITIATED APARTMENT STRUCTURES VISITED DURING THE APARTMENT VACANCY SURVEY. SINCE NO ATTEMPT
HAS BEEN MADE TO ADJUST TO THE TOTAL UNIVERSE, THE FIGURES SHOWN ARE NOT NECESSARILY
REPRESENTATIVE OF THE PRIVATE RENTAL MARKET AS A WHOLE.

TWO BEDROOM UNITS
RENTAL RANGES IN THE SAMPLE OF PRIVATELY INITIATED
APARTMENT STRUCTURES OF SIX UNITS AND OVER
TORONTO CENSUS METROPOLITAN AREA

ACTUAL DISTRIBUTION OF APARTMENT UNITS BY RENTAL RANGE IN DOLLARS

	79	119	139	159	179	199	219	239	259	279	299	319	339	359	379	399	419	439	459	479	499	ABOVE	TOTAL AVG. UNITS RENT	PCT CHG 6 MO 12 MO
ZONE 1	-	-	-	-	-	-	9	-	2	10	117	302	301	429	317	569	289	194	333	406	209	662	4148 411	3.2 3.7
ZONE 2	-	6	-	2	-	-	8	21	54	159	71	17	17	97	26	7	66	64	-	-	-	-	595 322	2.2 10.9
ZONE 3	-	-	-	-	-	-	1	5	8	34	153	278	494	468	818	662	770	261	228	47	98	565	4890 393	2.4 4.7
ZONE 4	1	-	-	-	3	8	18	33	99	158	242	487	402	259	487	86	138	58	-	23	48	-	2550 335	0.5 6.0
TORONTO CITY	1	6	-	2	3	8	36	59	163	331	583	1084	1214	1253	1648	1324	1262	577	561	476	355	1227	12173 383	2.3 5.1
ZONE 5	-	-	-	-	33	93	-	4	82	249	582	895	1187	1812	1096	882	454	514	141	604	-	200	8803 361	3.3 6.8
ZONE 6	-	-	-	-	-	-	30	122	432	919	636	209	152	53	5	-	-	-	-	-	-	-	2558 278	-4.3 0.0
ETOBICOKE	-	-	-	-	33	93	30	126	514	1168	1218	1104	1319	1865	1101	882	454	514	141	604	-	200	11366 343	2.0 5.5
Z 7 SCARSDORP	-	-	-	-	-	-	26	31	463	623	1673	3090	1807	1111	1141	1209	440	83	56	-	4	-	11757 328	3.5 7.6
Z 8 YORK	-	-	-	-	6	9	25	79	114	253	324	486	549	446	137	85	43	148	63	50	88	360	3315 352	6.6 9.5
Z 9 EAST YORK	-	-	-	-	4	4	1	18	58	159	341	1138	1077	557	119	186	2	-	-	-	9	354	4745 346	0.9 4.4
ZONE 10	-	-	-	-	-	-	-	-	22	404	1023	2402	1833	1429	1613	26	563	103	135	76	100	267	10086 342	1.5 6.2
ZONE 11	-	-	-	-	-	-	-	52	318	1015	1910	2347	2550	1844	914	356	209	286	87	62	-	1	11951 325	2.7 5.0
NORTH YORK	-	-	-	-	-	-	-	52	340	1509	2933	4749	4383	3273	2527	382	772	389	222	138	100	268	22037 333	2.2 5.6
METRO TORONTO	1	6	-	2	46	114	118	365	1652	4043	7072	11651	9990	9075	7111	4001	3157	1713	1043	1268	556	2409	65393 345	2.5 5.9
Z 12 MISSISSAUGA	-	-	-	-	-	-	38	9	114	596	1711	2178	2307	1131	720	511	755	63	-	-	-	261	10414 333	4.5 10.2
Z 15 OAKVILLE	-	1	3	1	1	1	6	7	65	124	185	414	474	113	80	-	-	16	13	25	-	56	1594 325	2.3 12.0
Z 16 BRAMPTON	-	-	-	-	20	-	10	3	20	337	379	533	200	184	357	212	20	1	-	-	-	-	2276 321	5.3 12.6
ZONE 17	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	7 290	9.2 6.6
Z 18 RICHMOND HL	-	-	-	-	-	-	29	36	3	60	253	95	52	40	66	-	-	-	-	-	-	-	634 319	8.9 9.4
ZONE 19	-	-	-	-	4	3	10	-	92	99	98	155	198	36	-	-	33	-	-	-	-	-	723 304	3.9 8.4
Z 20 MARKHAM	-	-	-	-	-	-	-	17	-	-	72	280	34	-	118	-	-	-	-	-	-	-	521 320	4.5 5.8
TOTAL AREA	1	6	1	5	71	118	182	430	1979	5202	9584	15464	13298	10591	8426	4790	3965	1813	1056	1293	556	2726	81557 342	2.8 6.6

PERCENT
DISTRIBUTION

(-) NO UNITS IN STRUCTURES SAMPLED

NOTE : THE ABOVE TABLE ILLUSTRATES THE RANGES OF RENTALS BEING CHARGED FOR A SAMPLE OF PRIVATELY INITIATED APARTMENT STRUCTURES VISITED DURING THE APARTMENT VACANCY SURVEY. SINCE NO ATTEMPT HAS BEEN MADE TO ADJUST TO THE TOTAL UNIVERSE, THE FIGURES SHOWN ARE NOT NECESSARILY REPRESENTATIVE OF THE PRIVATE RENTAL MARKET AS A WHOLE.

THREE BEDROOM UNITS
RENTAL RANGES IN THE SAMPLE OF PRIVATELY INITIATED
APARTMENT STRUCTURES OF SIX UNITS AND OVER
TORONTO CENSUS METROPOLITAN AREA

ACTUAL DISTRIBUTION OF APARTMENT UNITS BY RENTAL RANGE IN DOLLARS

	79	99	119	139	159	179	199	219	239	259	279	299	319	339	359	379	399	419	439	459	479	499	ABOVE	TOTAL AVG.	PCT CHG	
	0	80	100	120	140	160	180	200	220	240	260	280	300	320	340	360	380	400	420	440	460	480	500	UNITS RENT	6 MO 12 MO	
ZONE 1	-	-	-	-	-	-	-	-	-	-	-	-	7	-	1	14	29	44	38	15	35	-	317	500	477	0.9 -4.3
ZONE 2	-	-	-	-	-	-	-	-	-	-	1	-	4	1	-	13	3	-	-	-	-	-	-	22	355	7.0 2.7
ZONE 3	-	-	-	-	-	-	-	-	-	-	6	8	1	3	7	107	53	14	26	6	35	4	370	627	464	1.2 2.5
ZONE 4	2	-	-	-	-	2	1	-	-	-	-	-	6	26	11	4	1	5	3	5	-	-	117	197	437	3.1 2.0
TORONTO CITY	2	-	-	-	-	2	1	-	-	-	7	9	18	30	19	138	86	63	67	26	70	4	804	1346	463	1.5 0.7
ZONE 5	-	-	-	-	-	-	-	164	-	-	-	-	83	135	186	281	404	597	560	640	118	186	592	3946	419	5.0 5.4
ZONE 6	-	-	-	-	-	-	-	-	-	44	14	33	122	7	26	13	-	-	-	-	-	-	-	259	323	-14.2 -15.6
ETOBICOKE	-	-	-	-	-	-	-	164	-	-	44	14	116	257	193	307	417	597	560	640	118	186	592	4205	413	4.0 4.2
Z 7 SCARBORO	-	-	-	-	-	-	-	-	54	3	121	43	145	354	467	376	254	76	328	15	67	40	2343	393	1.0 6.1	
Z 8 YORK	-	-	-	-	-	-	-	-	-	-	-	-	44	11	51	120	111	45	31	-	27	44	123	607	414	2.3 4.3
Z 9 EAST YORK	-	-	-	-	-	-	-	-	-	-	-	-	5	1	174	9	80	115	198	34	43	2	250	911	432	1.8 5.8
ZONE 10	-	-	-	-	-	-	-	-	-	4	122	233	349	895	242	554	122	297	93	39	317	3272	398	3.4 6.3		
ZONE 11	1	1	-	-	-	-	-	-	-	2	60	118	222	379	547	603	458	163	128	146	42	37	2907	386	2.5 4.6	
NORTH YORK	1	1	-	-	-	-	-	-	-	2	64	240	460	728	1442	845	1012	285	425	239	81	354	6179	392	3.1 5.6	
METRO TORONTO	3	1	-	-	2	1	164	54	54	56	208	466	466	904	1519	2483	1915	2086	1217	1453	512	384	2163	15591	406	2.7 4.9
Z 12 MISSISSAUGA	-	-	3	2	2	-	-	-	-	-	-	27	44	255	302	326	264	259	99	279	115	77	94	2148	396	7.5 10.8
Z 15 OAKVILLE	-	-	-	-	-	-	-	-	-	-	-	-	14	18	8	95	28	64	4	15	18	10	47	321	409	6.6 18.6
Z 16 BRAMPTON	-	-	-	-	-	32	-	-	-	-	-	18	34	45	61	80	107	22	16	-	-	-	-	415	350	9.5 3.9
ZONE 17	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.0 0.0
Z 18 RICHMOND HL	-	-	-	-	-	-	-	-	-	-	-	-	-	9	-	18	-	8	2	-	-	22	-	59	416	15.7 19.6
ZONE 19	-	-	-	-	-	-	-	-	-	-	6	-	-	-	-	62	50	4	-	-	-	-	-	122	356	1.1 7.2
Z 20 MARKHAM	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	20	19	1	6	6	1	-	-	53	376	.4 8.6
TOTAL AREA	3	1	3	2	4	33	164	54	54	62	253	558	558	1231	1972	3071	2315	2449	1344	1748	645	493	2304	18709	403	3.2 5.6

PERCENT
DISTRIBUTION

(-) NO UNITS IN STRUCTURES SAMPLED

NOTE : THE ABOVE TABLE ILLUSTRATES THE RANGES OF RENTALS BEING CHARGED FOR A SAMPLE OF PRIVATELY INITIATED APARTMENT STRUCTURES VISITED DURING THE APARTMENT VACANCY SURVEY. SINCE NO ATTEMPT HAS BEEN MADE TO ADJUST TO THE TOTAL UNIVERSE, THE FIGURES SHOWN ARE NOT NECESSARILY REPRESENTATIVE OF THE PRIVATE RENTAL MARKET AS A WHOLE.

UNITS WITH 4 OR MORE BEDROOMS
RENTAL RANGES IN THE SAMPLE OF PRIVATELY INITIATED
APARTMENT STRUCTURES OF SIX UNITS AND OVER
TORONTO CENSUS METROPOLITAN AREA

ACTUAL DISTRIBUTION OF APARTMENT UNITS BY RENTAL RANGE IN DOLLARS									
	399	419	479	499	ABOVE	TOTAL AVG.	PCT CHG		
	380	400	460	480	500	UNITS RENT	6 MO 12 MO		
	---	---	---	---	---	----	-----		
ZONE 1	-	1	-	-	-	1 410	-15.4 -19.6		
ZONE 2	-	-	-	-	-	-	0.0 0.0		
ZONE 3	-	-	-	-	11	11 510	0.0 0.0		
ZONE 4	-	-	-	-	-	-	0.0 0.0		
TORONTO CITY	-	1	-	-	11	12 502	2.4 -1.6		
ZONE 5	-	-	-	-	26	26 510	0.0 0.0		
ZONE 6	-	-	-	-	-	-	0.0 0.0		
ETOBICOKE	-	-	-	-	26	26 510	0.0 0.0		
Z 7 SCARBORO	1	-	-	-	-	1 390	2.6 2.6		
Z 8 YORK	-	-	-	-	-	-	0.0 0.0		
Z 9 EAST YORK	-	-	-	2	1	3 497	-2.6 21.1		
ZONE 10	-	-	-	-	4	4 510	17.7 0.0		
ZONE 11	-	1	-	-	-	1 410	-5.3 -5.7		
NORTH YORK	-	1	-	-	4	5 490	13.2 11.6		
METRO TORONTO	1	2	-	2	42	47 502	5.6 6.7		
Z 12 MISSISSAUGA	1	2	2	-	16	21 491	30.3 104.6		
Z 15 OAKVILLE	-	-	-	-	-	-	0.0 0.0		
Z 16 BRAMPTON	-	-	-	-	-	-	0.0 0.0		
ZONE 17	-	-	-	-	-	-	0.0 0.0		
Z 18 RICHMOND HL	-	-	-	-	-	-	0.0 0.0		
ZONE 19	-	-	-	-	-	-	0.0 0.0		
Z 20 MARKHAM	-	-	-	-	-	-	0.0 0.0		
TOTAL AREA	2	4	2	2	58	68 499	12.1 8.1		

PERCENT DISTRIBUTION 3 6 3 3 85

(-) NO UNITS IN STRUCTURES SAMPLED

NOTE : THE ABOVE TABLE ILLUSTRATES THE RANGES OF RENTALS BEING CHARGED FOR A SAMPLE OF PRIVATELY INITIATED APARTMENT STRUCTURES VISITED DURING THE APARTMENT VACANCY SURVEY. SINCE NO ATTEMPT HAS BEEN MADE TO ADJUST TO THE TOTAL UNIVERSE, THE FIGURES SHOWN ARE NOT NECESSARILY REPRESENTATIVE OF THE PRIVATE RENTAL MARKET AS A WHOLE.

